City of Santa Fe

AGENDA

HISTORIC DISTRICTS REVIEW BOARD
MARCH 26, 2024
5:30 PM
CITY 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/81633973427

By Phone: 301 715 8592

Webinar ID: 816 3397 3427

Written Public Comment: Members of the public may submit written public comments by 5 p.m. the Monday prior to the meeting via the virtual comment "button" at https://santafe.primegov.com/public/portal.

The agenda and packet for the meeting will be posted at https://santafe.primegov.com/public/portal.

All cases under 'new business' may be visited during the field trip between noon and 2 pm on the day of the hearing.

1. **ROLL CALL**

2. APPROVAL OF AGENDA

3. APPROVAL OF MINUTES:

a. March 12, 2024

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. 2023-007222-HDRB. 123 and 135 Grant Ave.

b. 2024-007730-HDRB. 1204 Canyon Rd. (2/13/24)

5. MATTERS FROM THE PUBLIC

6. STAFF COMMUNICATIONS

7. OLD BUSINESS

a. 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. (Lani McCulley, ljmcculley@santafenm.gov)

b. 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. (Lani McCulley)

8. NEW BUSINESS

a. 2024-007940-HDRB. 1030 ½ Houghton St. Don Gaspar Area Historic District. Non-contributing. Jeffery Seres, agent for Francesca Banci, owner, requests status review and primary facades. (Ramon Sarason, rjsarason@santafenm.gov)

b. 2024-007941-HDRB. 1239 Cerro Gordo Rd. Downtown and Eastside Historic District. Non-contributing. Käthe Steck, owner, requests a status review with primary façade(s) designation. (Paul Duran, paduran@santafenm.gov)

c. 2023-007592-HDRB. 128 S. Capitol St. – Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the motor pool and garage buildings. (Heather Lamboy, hllamboy@santafenm.gov)

d. 2023-007593-HDRB. 130 S. Capitol St. Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects.(Heather Lamboy)

e. 2023-007595-HDRB. 402 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

f. 2023-007596-HDRB. 406 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

g. 2023-007597-HDRB. 410 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage.Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

h. 2023-007598-HDRB. 414 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions requested to Section 14-5.2(D)(1)(a), Loss of Historic Status, Sections 14-5.2(M)(3)(b) and 14-5.2(M)(4) Status and Demolition of Historic Structures with State Capitol Outlay Projects. (Heather Lamboy)

9. DISCUSSION ITEMS

10. MATTERS FROM THE BOARD

11. NEXT MEETING: Tuesday, April 9, 2024

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HISTORIC DISTRICTS REVIEW BOARD
MARCH 12, 2024

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MINUTES OF THE CITY OF SANTA FE
HISTORIC DISTRICTS REVIEW BOARD
MARCH 12, 2024 – 5:30 PM

CALL TO ORDER

A regular meeting of the City of Santa Fe Historic Districts Review Board was called to order by Cecilia Rios, Chair, on the above date at approximately 5:30 p.m. at a meeting held in the City Council Chambers at the Santa Fe Municipal Building, 200 Lincoln Avenue, Santa Fe, New Mexico.

1. ROLL CALL

Roll Call indicated the presence of a quorum as follows:

MEMBERS PRESENT:
Ms. Cecilia Rios, Chair
Ms. Jennifer Biedscheid
Mr. John Bienvenu
Mr. David Valdo

MEMBERS ABSENT (EXCUSED)
Mr. Anthony Guida, Vice Chair
Ms. Madeleine Aguilar Medrano
Ms. Amanda Mather

STAFF PRESENT:
Ms. Heather Lamboy, Assistant Land Use Director
Mr. Frank Ruybalid, Assistant City Attorney
Gary Moquino, Historic Preservation Division Manager
Paul Duran, Senior Planner
Lani McCulley, Senior Planner
Amanda Romero, Historic Planner
Ramón J. Sarason, Senior Planner

OTHERS PRESENT
None

NOTE: The Board packet for all agenda items is incorporated herewith by reference. The packet is on file in the Historic Preservation Office and available on the City of Santa Fe Website.

2. APPROVAL OF AGENDA

MOTION: Member Valdo moved, seconded by Member Biedscheid, to approve the agenda.

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

3. APPROVAL OF MINUTES:

1. February 27, 2024

Member Biedscheid requested an amendment on Page 11, the last sentence before “Applicant Presentation” should read: “She didn't see what character defining features are contributed by the side facades.”

Member Bienvenu requested the following amendments:

- On Page16, the third full paragraph in the middle, the sentence should begin: “It ~~doesn't~~ seems that.…”
- On page 28, a third of the way down, where it states “Member Bienvenu said it’s an interesting and beautiful project”, after the words “Canyon Road” add the words “with pitched roofs, but” and delete the “.” and continue with “this property is surrounded by more traditional flat roof properties in the back.”

MOTION: Member Biedscheid moved, seconded by Member Valdo, to approve the minutes of February 27, 2024, as amended.

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

4. APPROVAL OF FINDINGS OF FACT AND CONCLUSIONS OF LAW

a. 2024-007813-HDRB. 1666 Cerro Gordo Rd. (February 13, 2024)

MOTION: Member Valdo moved, seconded by Member Biedscheid to approve the Findings of Fact and Conclusions of Law for February 13, 2024.

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

5. MATTERS FROM THE PUBLIC

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

6. STAFF COMMUNICATIONS

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

7. OLD BUSINESS

None

8. NEW BUSINESS

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

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

BACKGROUND & SUMMARY:

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

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

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

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

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

STAFF RECOMMENDATION:

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

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

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

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

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

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

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

APPLICANT PRESENTION:

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

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

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

Ms. Lamboy confirmed that there are grant funds available.

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

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

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

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

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

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

PUBLIC HEARING

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

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

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

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

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

BOARD DISCUSSION/ACTION:

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

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

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

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

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

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

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

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

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

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

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

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

Ms. Rivera confirmed that some have been replaced.

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

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

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

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

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

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

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

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

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

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

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

BOARD DISCUSSION/ACTION:

Member Biedscheid confirmed with Mr. Sarason that the roof of the house ends at the porch on the north in relation to the discussion of the pony wall.

MOTION: In Case 2024-007918-HDRB, 125 Duran St., Member Biedscheid moved to designate F1 and F4, the west and the south facades, as primary, excluding the pony wall at the northern end that connects to the porch so the portion of the of the roof that is not hipped is excluded. The motion was seconded by Member Bienvenu.

VOTE: The motion passed by (3-0) roll call vote with Members Bienvenu, Valdo 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=GwUEH6hYEhw (59:27 – 1:13:27)

c. **2024-007893-HDRB. 237 ½ Casados St.** Westside-Guadalupe Historic District. Non-contributing. Christopher Pervis, agent for Nathan Boyd, owner, proposes to construct a 130 sq. ft. addition to a height of 11'-0"' where the maximum allowable is 12'-7". (Ramon Sarason)

BACKGROUND & SUMMARY:

237 ½ Casados Street is a single-family residence listed as non-contributing to the Westside-Guadalupe Historic District. Located behind the main house and partially obscured from the street by a fence, the former garage/workshop is an approximately 550 sq. ft. adobe and concrete block (CMU) rental unit. The west, street-facing facade is dominated by a garage door opening holding two non-historic swinging wood doors. The main fenestration is along the south elevation facing the yard. It consists of several windows and two doors. The openings toward the west end were altered in the early 1990s. An unsupported overhang, not meeting historic ordinance code, shelters its primary entrance. The other elevations have little fenestration and are defined mostly by their proximity to adjacent property walls. The structure has a flat roof of two different heights. The older and taller east portion has thin parapets crowning its north and south elevations. The lower west portion has lower parapets with rounded comers. The entire structure is finished with cementitious stucco. The dwelling most likely began as an adobe room block, to which was added a CMU addition to the west, creating garage/workshop, at some point before 1958. In remained in this use until 1992, when the current owner renovated the structure to become a rental unit. With its modest architectural detail, it is a modest example of the Spanish-Pueblo Revival style.

Now, the applicant proposes the following exterior alterations:

1) Construct a 130 sq. ft. addition to a height of 11'-0"' where the maximum allowable is 12'-7".
2) The addition shall be stuccoed cementitious "adobe" color and the rest of the building shall be re-stuccoed to match.
3) The new windows and doors shall be wood TDL aluminum clad dark brown.
4) The addition shall be 11' high.
5) There will be one non publicly visible skylight in the main house.
6) There will be a small exterior compressor on the east side behind a 42" high coyote fence.

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 Historic District.

Chair Rios asked about the public visibility of the building.

Mr. Sarason said the addition would have no public visibility.

APPLICANT PRESENTATION:

Christopher Purvis, previously sworn, said he did not have anything to add.

PUBLIC HEARING

John Reynolds, 237 Casados Street, Santa Fe, was sworn. He resides in the main house and the applicant has made him aware of the project and he supports it. He hoped the Board would support it as well.

Stefanie Beninato, previously sworn, said she thought they were adding a kitchen, but she heard Mr. Purvis say it's for a bedroom. It's not visible from the street and not contributing. She supports the project and thought the Board should approve.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007893-HDRB. 237 ½ Casados St., Member Biedscheid moved to approve the application as submitted. The motion was seconded by Member Valdo.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=GwUEH6hYEhw (1:13:27 – 1:20:53)

d. **2024-007894-HDRB. 435 Calle La Paz**. Downtown and Eastside Historic District. Contributing. Martinez Architecture Studio, agent for Sarah and Doug Brown, owners, proposes to construct 351 sq. ft. of additions to a height of 12'-0", where the maximum allowable is 15-'2", replace windows, repair portal, construct a 161 sq. ft. pergola, 3'-6" high coyote and metal fences, and re-stucco. (Lani McCulley)

BACKGROUND & SUMMARY:

The property at 435 Calle la Paz is a single-family residence listed as contributing to the Downtown and Eastside Historic District. The residence is currently 1,927 sq. ft. with a 1930s original portion and a 680 sq. ft.1969 addition. The residence is constructed of adobe, hollow clay tile, and frame (1969 addition) and has a deteriorated stucco brocade finish. The residence has two main entrances. There is one at the northwest corner and one on the south façade of the original building. The entrance on the south opens to a gravel yard and is graced with a well proportioned portal. The entrance on the northwest corner is stuck behind the garage and was created as part of the 1969 addition work as there previously were windows in this facade. All windows are aluminum slider windows installed as part of the 1969 addition construction.

The 1969 addition resulted in significant changes to the older home. These involved across the exterior, replacing all the older wood multi-light sash windows with aluminum sliding units. The change of windows resulted in new fenestration added to the east elevation, removing the front door, and shifting it to another location. In addition, several rooms in the older adobe portion were reworked, and a bump-out closest was removed. The entire house was covered with brocade stucco, which was popular at the time.

Positioned near the northwest corner of the lot and facing west stands a contributing 288 sq. ft. adobe one-car garage. The garage is about 38" from the north property wall. It has a modern metal overhead door which was installed as part of the 1969 remodel. A brick cornice with a header-rowlock-stretcher-header pattern crowns its roof. There are remnants that suggest a viga framework. An old wood panel door provides pedestrian entrance on the south façade. A concrete floor and plaster to the walls were added in the 2000s.

In January of 2024 the HDRB designated primary facades to the residence and upgraded the garage from no status to contributing and designated primary facades.
Now, the applicant proposes the following exterior alterations:

1) Construct a 206 sq. ft. addition to a height of 12'-0" on the south and west of the 1969 addition. The addition will hold a fireplace with chimney, casement windows, and skylights.

2) Construct a 145 sq. ft. portal on the south side of the new addition which will have 3'-0" high pony walls on the east and west and stuccoed columns on the ends and two (2) viga columns in the center to mimic the existing portal.
3) The existing portal will have a 3'-0" high stucco pony wall added on the west and the beam corbel ends will be cut off and stuccoed over. The concrete floor will be raised with the addition of brick and the ceiling will be restored with new finishes.
4) Replace all windows with divided lite windows in colonial white. Three windows on the east elevation, the window on the non-primary south elevation, and two windows on the west elevation will be increased in size with some orientation alteration.
5) Construct a wood fascia and install downspouts and gutters on the west and north elevations.
6) Refinish the entry door on the south elevation of the house and paint it in "Forrest Green".
7) Replace the garage door with a door with wood trim and divided-lite windows in colonial white.
8) Stucco house and garage in LaHabra cementitious "Buckskin".
9) Construct a freestanding 161 sq. ft. trellis to a height of 9'-0" on the northeast side of the garage. The trellis will be constructed of viga columns and rectangular beams and crossmembers and will be stained with a medium brown natural wood stain.
10) Construct a 4'-0" high with irregular tops, coyote fence trash enclosure at the northwest corner of the residence.
11) Replace the existing metal fence on the west property line with a new 42" high metal fence which closely matches the height and design of the existing fence.
12) Install brick paved path along the south of the residence leading from the gate on the west to the southern entrance.
13) Install exterior lighting. The fixtures design has not yet been determined but will be approved by staff prior to installation.

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.

APPLICANT PRESENTATION:

Richard Martinez, previously sworn, went over the proposed plan for their project. He handed out photos of the proposed fencing and a letter from the neighbor who lives on the south side of the property and is very enthusiastic about the project.

Member Bienvenu expressed his appreciation for the project.

Member Biedscheid asked if the applicant is planning on keeping the brocade stucco.

Mr. Martinez said they are keeping the same color as much as possible but not the same brocade because it's not something that's easily done right now. They are intending to have a standard sand finish.

PUBLIC HEARING

Stefanie Beninato, previously sworn, asked if the trellis is like a pergola or is that like a trellis where plants are growing up and creating a visual barrier and wanted to know where it was at in relation to other parts of the house.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007894-HDRB. 435 Calle La Paz, Member Biedscheid moved to approve the application as submitted with the condition that differs from the submittal, the metal fence may be 48 inches in height and the stucco be cementitious. The motion was seconded by Member Valdo.

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

To view the entire recording of this hearing, ***see*** the YouTube video at: https://www.youtube.com/watch?v=GwUEH6hYEhw (1:20:53 – 1:37:48)

e. **2024-007780-HDRB. 1122 Old Santa Fe Trl.** Historic Review Historic District. Contributing. Palo Santo Designs LLC, agent for Chuck and Mary Beth Staben, owners, proposes to construct 2,875 sq. ft of additions to a height of 11'-3", where the maximum allowable is 15'-11", replace windows, install exterior insulation, construct a 595 sq. ft. freestanding carport, yard walls, fencing, and re-stucco. Exceptions are requested to 14-5.2(D)(2)(d) to exceed 50% of the historic footprint. (Lani McCulley)

BACKGROUND & SUMMARY:

1122 Old Santa Fe Trail is a single-family contributing residence in the Historic Review Historic District. A fragment of the Santa Fe Trail is located on part of the property as an archaeological site on the southern portion of the lot.

The Donald and Dorothea Mossman House is a 2,803 sq. ft. Spanish pueblo revival single-story residence constructed in 1962 with a guest house to the south that is connected by a breezeway that was constructed in 2005. The main residence is stuccoed block painted white with two portals on the north elevation one original to the structure

and one built after 1966. The original west portal has square rafters and an exaggerated overhang and is trimmed with traditional “double shoe” capitals. It holds the formal entry to the house.

The windows consist of larger sash and fixed units characteristic of their period. They are surmounted by textured header recessed in the stucco. The doors are Meem replicas with the typical display of geometric and floral figures.

The 1,501-square-foot guest house runs parallel to the older home and has modern windows, including lines of small square casement units across the north and south elevations. The structure has an overhang on its north façade. The north facade has a brise-soleil applied more stylistically than functionally.

The contributing garage is original to the property and is located a few feet northeast of the house. The freestanding block-constructed building has doors facing north and a window on the east elevation.

The contributing stucco planter to the northeast of the residence within the parking circle is most likely original to the house from 1962 and enclosed an oval lawn and grid-pattern garden. The garden has given way to native plants.

While most of the residence does not stand out, elements of the primary house are characteristic of its time. The north elevation, specifically the portion that holds the original portal and entry, best represents this period.

The property came before the HDRB in June 2023 for a status review and primary façade designation. No other cases are found.

Now, the applicant proposes the following exterior alterations:

<u>Main Residence</u>

1) Construct a 323 sq. ft. addition to a height of 11’-3” on the southeast of the main residence to connect the 2,645 sq ft. main residence to the 1,498 sq. ft. guest house. The addition will have sliding glass doors on the east and west elevations. An exception to section 14-5.2(D)(2)(d) to exceed 50% of the historic footprint is requested.
2) Construct a 193 sq. ft. portal addition on the east side of the new addition which will be similar to the north elevation portals with two columns and corbels. This portal and courtyard off the sunroom will have a brick patio.
3) Construct a 116 sq. ft. portal addition on the west side of the new addition which will be similar to the north elevation portals with two columns and corbels. The portal will have a new wooden deck to replace the existing deteriorated wooden deck. Downspouts will drop from the portal roof into cut-out areas in the deck which

will contain cobble catch basins and a drain piped to a below grade conveyance system that runs to the cistern.

4) Install 2” exterior spray insulation to the exterior of the main residence on all areas excluding the primary façade walls. The lines and shapes of the original house will be maintained using the spray foam process.
5) Repair chimney on the main residence and install a new gas stove insert in the existing firebox that will be vented through the existing chimney.
6) Re-roof main residence using modified bitumen and remove all unused venting from the roof.
7) Replace all main residence windows with wood windows with a white aluminum clad exterior. The two windows on the primary facade will match existing picture window profiles, with no grilles or operable sections. West elevation windows will change in size and location with one additional window being added. On the east elevation, window types will change and the northern most window will be changed to a door. The south elevation windows will all change in size and an additional window will be installed.
8) Install a sliding glass door on the northwest façade where one does not exist and install an overhang over this new door.
9) Repair both northwest facing portals as needed and replace deteriorated materials. Paint the portals white.
10) Stucco the residence and additions using LaHabra Cementitious Stucco, “Buckskin”.
11) Replace all exterior lighting which will include wall sconces and wall-mounted security lighting. The scones will be the same as those currently installed at the guesthouse and will have a shielded light source as required by code. New security light fixtures will be on a motion sensor with a timer. New recessed downlights will be added under the portals at the sunroom addition.
12) Install a new canale with downspout on the south side of the main house. The canale and downspout will be painted in the color “Mexican Sand” to match the stucco.
13) Install Gutters and downspouts at the new sunroom portals. The gutters & downspouts will be painted white.
14) Replace the existing gutter and install a downspout on the northwest facing non-primary portal at the main entry. The new gutter & downspout will be painted white.

<u>Garage:</u>

1) Insulate the garage inside the existing exterior wall & roof cavities.
2) Stucco the garage using LaHabra Cementitious “Buckskin”.
3) Repair and paint existing north elevation garage doors. The paint will be white.
4) Re-roof the garage with modified bitumen.
5) Install four (4) skylights at 24” by 24”. The skylights will not be publicly visible.
6) Install a pedestrian door on the southwest wall and install a small overhang over the door. An exterior landing with steps will be installed at this door.

7) Replace the exterior security lighting with a timer and sensor.

Guesthouse

1) Install overhangs over each of the three sliding glass doors.
2) Install canales in the new parapet and modify roof drainage.
3) Repair or re-roof as needed in modified bitumen.
4) Remove decorative siding on the northwest elevation.
5) Stucco using LaHabra Cementitious “Buckskin.

Site Changes:

1) Construct an open freestanding 597 sq. ft. carport on the northeast side of the residence to a height of 9’-6”. The carport will be a wood-framed column and beam structure with corbels in a style similar to the existing portals and will be painted white.
2) Install a privacy wall and wooden vehicular gate along the northeast property line, at Old Santa Fe Trail. The new wall is a blend of coyote fencing and stuccoed pilasters in LaHabra Cementitious Stucco, “Buckskin”. The pilasters do not exceed 6’-0” in height. The fencing will be a minimum of 8” below the top of the pilasters. Latillas will be of varying heights.
3) Install a 20’-0” split vehicular gate at 5’-0” in height at the driveway entry that is set back far enough off the street for a car to stop in front of the gate. The vehicle gate will be stained in “Dark Slate”.
4) Demolish the existing wire & coyote pole fencing along Old Santa Fe Trail and at the existing driveway entry.
5) Restore and restucco the contributing curved wall at the center of the driveway loop with LaHabra Cementitious “Buckskin”.
6) Replace a 4’-0” high yard wall at the northwest yard in the same design as the existing and stucco with LaHabra Cementitious “Buckskin”.
7) Install two (2) 4’-0” high gates into the northwest yard; one near the new carport, and another near the new guest parking area. All wooden gates will be painted white.
8) Resurface the driveway with “Santa Fe Brown” gravel and expand the parking area. All existing areas of asphalt surfacing will be removed.
9) Install gravel and red brick pavers in the northwest yard and install landscaping.
10) Repair or replace as needed the existing red brick patio steps and install red brick pavers to cover the existing painted concrete patio slabs.
11) Install a cistern for rainwater harvesting and landscape irrigation below-grade on the south side of the main house.
12) Install two (2) new yard walls between the guesthouse and the garage to create a courtyard. The rear or south wall will be 6’-0” in height and the inner or north wall will be 4’-0” in height. Both walls will be stuccoed with LaHabra Cementitious Stucco “Buckskin”.
13) Stucco the existing east side yard wall with LaHabra Cementitious “Buckskin”.

14) Remove the violating (illegal) shed and metal paneling attached to the wire fencing behind the guesthouse prior to permitting.

Summary of additions:
New Sunroom: 323 sq. ft.
New East Portal: 193 sq. ft.
New West Portal: 116 sq. ft.
Existing Guesthouse: 1,498 sq. ft.
Total Additions: 2,130 sq. ft.
Historic footprint: 2,645 sq. ft.
Additions are 80% of historic footprint.

STAFF RECOMMENDATION:
Staff does not find that all the exception criteria have been met but the Board may find that they have upon further testimony. Otherwise, staff recommends approval of the application as it complies with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(F) Historic Review Design Standards.

Chair Rios asked Ms. McCulley why she didn't agree with the exception criteria.

Ms. McCulley said she didn't agree with Number 2, hardship exceptions. She said it's not a hardship to have two different entrances to two different buildings. Staff understands that their intent is to use that guest house as a space for their grandchildren to stay when they visit so they're wanting it as a single building but it's not actually a hardship to have two buildings.

Member Biedscheid confirmed with Ms. McCulley that the carport is not going in front of the primary façade.

APPLICANT PRESENTATION:
The applicant was sworn in. Her name and address were in. audible. They are trying to improve the property. There was an addition done in 2005 that is kind of off and is not keeping with the beauty of the contributing structure. By connecting the two and trying to pull it all together is really the intention to give it a new life and respecting of the beautiful historic part of the existing problem. In terms of the gate, "dark slate" is the name of a brown color. The intention is for it to match the coyote poles.

PUBLIC HEARING
John Eddy, previously sworn, said there are remnants of the Santa Fe Trail on this property. He wanted to make sure that none of the improvements or additions will impact the Trail remnants.

Stefanie Beninato, previously sworn, said hardship has not been justified.

BOARD DISCUSSION/ACTION:

MOTION: In Case 2024-007780-HDRB, 1122 Old Santa Fe Trl., Member Bienvenu moved that the Board enter findings that the exception criteria have been met, noting that based on the recalculations by staff that these additions will total 66% of the existing footprint so they still do need another exception to exceed the 50% set forth in the Code; enter findings that pursuant to 14-5.2 D(2)(d) number one, that this exception criteria request would not damage the character of the district for the reasons set forth in the staff response number three, that they strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents continue to reside within the historic districts; also for the reason set forth in the staff response and number two are required to prevent a hardship to the applicant or an injury to the public welfare, because contrary to the staff response, the Board would find that the intent to combine these two residences into a single home would require either an exterior connection between them or the proposed addition does satisfy exception criteria number two; and based on the exception criteria haven't been met I would move that the application be submitted with the additional condition that the gate be redesigned to ensure that it is fenestrated and that the revised design be submitted to staff for approval and that the color be consistent with the coyote fence which would not be a black or gray but some form of a brown or alternatively white as consistent with the trim and the house and other structures.

Chair Rios confirmed with Ms. McCulley that the additions total 64% of the footprint, not 66%, as stated by Member Bienvenu.

Member Bienvenu confirmed that it is 64%.

Member Biedscheid seconded the motion with a friendly amendment that the proposed combination of the two houses is a rather light touch with a sunroom addition replacing a breezeway which is already existing and that's sort of the preferred way of connecting the two masses.

Member Bienvenu accepted the friendly amendment.

VOTE: The motion passed by (3-0) roll call vote with Members Bienvenu, Valdo 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=GwUEH6hYEhw (1:37:48 -- 2:02:56)

9. DISCUSSION ITEMS

None

10. MATTERS FROM THE BOARD

Chair Rios encouraged the Board to go around and look at properties that eserve recognition. She reminded the Board that the deadline for nominations is on Friday.

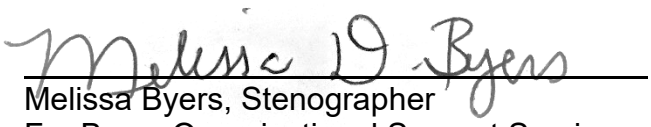
11. NEXT MEETING: Tuesday, March 26, 2024

12. ADJOURN

Motion: Member Bienvenu moved to adjourn the meeting at 7:37 pm. The motion was seconded by Member Valdo.

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

Submitted by:



Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

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

Case # 2023-7222-HDRB
Address – 123 and 135 Grant Ave.
Agent's Name – JenkinsGavin, Inc.
Owner/Applicant's Name – Georgia O'Keeffe Museum

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on January 9, 2024.

BACKGROUND

The Georgia O'Keeffe Museum, which presently has galleries at 217 Johnson St. and a research center at 135 Grant Ave., proposes a new museum at 123 Grant Ave. with a 56,000-square-foot gross floor area, including a basement. A north-entrance courtyard to the new museum would unite the two properties at 123 and 135 Grant Ave. The proposed building footprint is 31,366 square feet, and there would be over 16,000 square feet of open space on the site. The maximum allowable height is 33'8", and the building would stand at 32'2" at its maximum expression on Grant Avenue. The building would be set back from the existing property lines to widen the adjacent sidewalks on both Grant Avenue and Sheridan Street, and to widen the alleyway between Grant and Sheridan. The garden and hardscaped plaza between the proposed new building and the historic Otero-Bergere House at 135 Grant Ave. (the museum research center) is designed for outdoor gatherings.

The existing structure at 123 Grant Ave. is a 19,000-square-foot commercial building, originally constructed in 1966 as a Safeway supermarket and converted to office space, with a non-contributing historic status. The HDRB confirmed its non-contributing status July 13, 2021. See Case # 2021-3830-HDRB. On September 14, 2021, the HDRB approved an application to demolish this building, the associated parking lot and kiosk. See Case # 2021-4123-HDRB.

The historic Otero-Bergere house sits at 135 Grant Ave. is listed as significant to the Downtown and Eastside Historic District. The house was constructed by the U.S. Army in the early 1870s as part of the Fort Marcy Military Reservation in Santa Fe, which served as headquarters for the Military District of New Mexico. The building was one of six adobe houses constructed for commissioned officers and their families. Only the Otero-Bergere House and a second one, the Fort Marcy Officers' Residence at 116 Lincoln Ave., have survived. The HDRB voted May 23, 2023, to grant an exception permitting the O'Keeffe Research Center, for security reasons, to remove historic wood doors on the south and east façades and replace them with new, aluminum-clad wood doors. See Case # 2023-6552-HDRB.

The HDRB considered the historic status of the north-south picket fence at 135 Grant Ave. adjacent to the sidewalk along the western streetscape, and a stuccoed east-west boundary wall along the south property line separating the lawn and garden from the parking lot at 123 Grant Ave. In a hearing September 12, 2023, the HDRB found both the fence and wall to be

contributing structures. See Case # 2023-7221-HDRB. On November 28, 2023, the HDRB granted an application by the Georgia O'Keeffe Museum to demolish the boundary wall and to remove the southernmost 21 feet of the picket fence. See Case # 2023-7411-HDRB. These projects required exceptions, which the HDRB granted, finding, among other facts, that the boundary wall had little historic significance, and that that section of the picket fence hinders pedestrian traffic, since the adjoining sidewalk is narrowed by a large tree.

Agents for the Georgia O'Keeffe Museum presented preliminary designs for the proposed museum building and site to the HDRB in an informational session August 10, 2021. The architect Gluckman Tang of Lorn Tryk Architects, P.C., drafted that proposal. The architect Devendra N. Contractor of DNCA Architects, LLC, re-designed the building, and Museum agents presented the elevation visuals for the re-design to the HDRB in an informational presentation September 26, 2023.

Pursuant to Santa Fe City Code ("SFCC") Section 14-5.2(C)(5), the Historic Preservation Staff determined that approval of the application for the new Georgia O'Keeffe Museum would require four exceptions, to:

(1) SFCC Section 14-5.2(E), Downtown and Eastside Design Standards: The Staff determined that the structure, having cantilevers, tall, sloped parapets, metal fencing, and minimal architectural elements (such as lintels, vigas, canales, deep-recessed windows, etc.) on large massings is not harmonious with Downtown and Eastside Design Standards and the Grant Avenue streetscape;

(2) SFCC Section 14-5.2(D)(1)(a-b), General Design Standards for All H Districts: The Staff determined that the alterations to the combined, united properties could cause the adjacent, historic Otero-Bergere House at 135 Grant Ave. to lose its significant status, as the project would require the removal of part of the south lawn and garden, which is a distinctive characteristic of the Otero-Bergere House;

(3) SFCC Section 14-5.2(D)(9)(e), Height, Pitch, Scale, Massing and Floor Stepbacks: The Staff determined that the scale of the proposed museum structure, in its façade length, roof form and pitch, is out of proportion to the other buildings in the established streetscape, which has several significant and contributing historic buildings;

(4) SFCC Section 14-5.2(D)(9)(f), Height, Pitch, Scale, Massing and Floor Stepbacks: The Staff determined that the proposed museum structure, being the above-grade height of a two-story building, should have a stepped-back façade above the first floor, in harmony with the massings of the applicable streetscape.

The Staff recommended a finding that the criteria for these exceptions has not been conclusively demonstrated, and that the Applicant revise the design to meet the City Code and re-submit the application when it complies with SFCC Sections 14-5.2(D), General Design Standards for all H Districts, and Section 14-5.2(E), Downtown and Eastside Design Standards.

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 a finding that all the exception criteria have not been met for SFCC Sections 14-5.2(E), Downtown and Eastside Design Standards; 14-5.2(D)(1)(a-b), Status of Significant Structure Shall be Preserved; 14-5.2(D)(9)(e), Scale Shall be in Proportion to Buildings in the Streetscape; and 14-5.2(D)(9)(f), Upper Floor Levels to be Stepped Back. Staff recommended the Applicant revise the design to meet the City of Santa Fe Code of Ordinances, and re-submit the application.
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. The Staff determined that exceptions to SFCC Sections 14-5.2(E), 14-5.2(D)(1)(a-b), 14-5.2(D)(9)(e), and 14-5.2(D)(9)(f) would be required for approval of the application, and the Applicant requested the exceptions.
9. The Staff determined these exceptions were required for the application's departure from the following standards:

    (a) SFCC Section 14-5.2(D)(9)(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."

    (b) SFCC Section 14-5.2(D)(9)(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, yard wall, 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."

    (c) SFCC Section 14-5.2(E)(1)(a), which reads, in part: "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. . . . 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."

(d) SFCC Section 14-5.2(E)(2)(c): "No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(e) SFCC Section 14-5.2(E)(2)(f): "Flat roofs shall have not more than thirty (30) inches overhang."

(f) SFCC Section 14-12, Definitions: "Significant Structure: A structure located in a historic district that is approximately 50 years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant: (A) for its association with events or persons that are important on a local, regional, national or global level; or (B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places."

10. Based on the information set forth in the Staff Report, and the exhibits, evidence and testimony presented at the hearing January 9, 2024, the Board finds:

(a) It is not uncommon for commercial buildings on the Grant Avenue and Sheridan Street streetscapes to lack lintels and vigas;

(b) The small roof sections, supported by walls on three sides, over the entrances on the north and west sides are not cantilevers;

(c) The scale of the proposed structure is comparable to other commercial and institutional buildings, such as the Santa Fe Convention Center, County Clerk's Office, County Historic Administration Building, U.S. Post Office and New Mexico Museum of Art, on the Grant and Sheridan streetscapes;

(d) The height of the proposed structure is within the maximum height permitted on the Grant and Sheridan streetscapes;

(e) The tall parapets on the proposed structure are not an "upper floor"; and

(f) Alteration of the lawn and garden at the Otero-Bergere House at 135 Grant Ave. will not change the existing structure.

CONCLUSIONS OF LAW

1. Consistently with the Findings of Fact set forth above, the Board concludes:

(a) The term "cantilever" is not defined in the City Code, and the Board concludes that a doorway overhang supported by walls on three sides is not a cantilever;

(b) Battered or sloping parapets are not prohibited by the SFCC;

(c) The Board has discretion under SFCC Section 14-5.2(D)(9)(f) to require stepbacks to upper floor levels, and does not find that a stepback is required to a tall parapet; and

(d) This project will not reduce the historic integrity of the Otero-Bergere House, nor will it affect its association with historic events or persons, which are components of a significant structure under the Code definition.

2. Based on the Board's findings, as set forth in the Findings of Fact, section 10, above, the Board concludes that exceptions in compliance with SFCC Sections 14-5.2(C)(5)(b-c) are not necessary for approval of this application.
3. The Board makes these findings specifically to the project presented, in recognition that this is a monumental building, open to the public, devoted to a specific artist; the Board considered these specific characteristics, and does not wish to set a precedent for all future proposals.
4. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
5. 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.
6. 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, subject to the conditions imposed by the HDRB, as described below.
7. Under the circumstances and given the evidence and testimony submitted during the hearing, the Board acted upon the Application as follows:
   (a) The Board has the authority to review and approve the Application;
   (b) The Board approves the Application, contrary to the recommendation of the Staff, subject to the following condition: The metal gates shall be similar in design to the elongated checkerboard, reinforced-union metal gates at the existing Georgia O'Keeffe Museum at 217 Johnson St.

IT IS SO ORDERED ON THIS 26th DAY of MARCH, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas, Interim 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 # 2024-7730-HDRB
Address – 1204 Canyon Road
Agent's Name – Gerald J. Valdez
Owner/Applicant's Name – Fred and Josie Lucero

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on February 13, 2024.

BACKGROUND

1204 Canyon Rd. is a 1,024-square-foot single family residence constructed in 1964 and listed as non-contributing to the Downtown and Eastside Historic District. The original footprint of the residence was a simple rectangle sited in the center of a sizable 0.34-acre lot. The residence exhibits some simplified Spanish-Pueblo Revival features, such as rounded, stuccoed massing, a flat roof and portal supported by wood columns.

An extensive remodeling project has been underway at the house since 2020, and the house has been the subject of no less than four hearings before the Board since 2020:

- February 25, 2020, the Board reviewed the structure's historic status, and maintained it as non-contributing, Case # 2020-1669-HDRB;
- April 28, 2020, the Board approved the demolition of front and rear portals, a 1,500-square-foot addition, an attached garage, an attached accessory dwelling unit, a five-foot-high, north lot-line wall and southeast corner retaining walls. Case # 2020-1664-HDRB;
- June 9, 2020, the Board reviewed illustrations of the lot-line and retaining walls and approved the designs. Case # 2020-2162-HDRB;
- November 8, 2022, the Board approved changes from the 2020 proposal, mostly changes in the size and placement of various windows, shift of a proposed portal, increases to the height of parapets two places, reduction to size of one door, and relocation and enlargement of the proposed garage. Case # 2022-5346-HDRB.

A stop-work order has been placed on the property for working with an expired construction permit and the discovery of other design elements inconsistent with previous HDRB approvals. The Applicant now seeks approval of changes, some already constructed, that deviate from the previously approved cases:

North Elevation:

1) Install metal garage door with lites across the top.
2) Install exterior lighting on either side of the garage with pueblo-style sconces.
3) Relocate the fireplace to center of the wall just to the west of the portal.
4) Installation of two 5' by 4' windows on either side of the relocated fireplace.
5) North-elevation windows inset approximately 1½".

6) Construct an end wall from the corner of the portal in order to accommodate the three-foot corner rule at the portal.
7) Redesign of the portal posts by eliminating the post on the west to accommodate the end-wall construction.
8) Construct a one-foot bump-out at the fireplace to create a break in the façade.
9) Remove the header from over the doors under the portal.
10) Change the previously approved single window on the eastern end to two 5' by 4' windows.
11) * Install a header above the two eastern-end windows.

South Elevation:

11) * Remove window on the eastern end of the elevation.
12) Change from a double French door to a single 3'0" solid wood door under the eastern portal.
13) Change size of window between portals to 4' by 4'.
14) Install a single-pane 2' by 2' window on eastern end of the western portal.
15) Change size of window in the center under the western portal to 2' by 3'.
16) Widen the columns on each of the portals to 8" diameter posts.
17) Change the design of the western portal so that it no longer connects to the residence on the western side.
18) Install exterior lighting sconce on the western wall to light walkway.
19) Remove the header over the westernmost window.
20) Change the window on western wall to 4' by 4'.

West Elevation:

21) Move garage approximately 30' to the south, and re-orient from west-facing to north-facing.
22) Remove window from the west façade of the garage.
23) Remove the header above the center window.
24) Remove the header over the door under the portal.
25) Decrease the size of the portal to accommodate the garage entrance.

East Elevation:

26) Retain the installed opening for the third window (at northeast corner) and change the windows from the stained-glass window to divided-lite windows. An exception to install an opening at less than three feet from a corner, SFCC Section 14-5.2 (E)(2)(b) is requested to retain the 2'7" distance between the opening and the corner.
    a. As an alternative to this, the Applicant is willing to infill the two smaller windows, leaving the single larger window with divided lites.

Yardwall:

27) Change material of previously approved 5'0" high, stepped-down yard wall along the north property line from adobe brick to CMU stuccoed to match the residence. The mass of the wall will be broken up with pilasters as previously approved.
28) Install two metal with wood vehicle gates at the driveway entrance location.

Driveway:

29) Install asphalt on the driveway to access the residence from Canyon Road.

The Board previously disapproved item # 4 in Case # 2022-5346-HDRB November 8, 2022. Items # 3, 5, 8 and 21 are not changes, but are design elements previously approved by the Board in Case # 2022-5346-HDRB.

* Two items, one on the north elevation and another on the south elevation, were both inadvertently numbered "11".

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 did not find that all exception criteria had been met, but the Board may find that they have been met upon further testimony. Otherwise, the Staff recommended approval of the application, as it complies with SFCC Sections 14-5.2(D), General Design Standards for all H 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. Under SFCC Section 14-5.2(E)(2)(b), no door or window on a publicly visible façade shall be located nearer than three feet from the corner of the façade. The Applicant has installed windows in the master bedroom on the east elevation (item # 26), the northernmost of which is less than three feet from the corner.
8. The Staff determined that an exception to SFCC Section 14-5.2(E)(2)(b) is required for approval of the master bedroom windows, as built, and the Applicant requested an exception.
9. 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.
10. Based on the information set forth in the Staff Report and exhibits, and the evidence and testimony presented at the hearing, the Board finds 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 for which the exception is required has an aesthetically pleasing design, being symmetrical with other windows in the master bedroom, and faces east, in close proximity to the neighboring house, making it minimally visible from the public right of way;
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 cost to restore the windows to the approved configuration would be a financial hardship to the property owner, who has been financially distressed and claims to have exhausted her financial resources, causing the delays in this construction; and the designer lives in Cedar Crest, New Mexico, and has not come to Santa Fe to monitor the construction and ensure compliance with HDRB approvals, through no fault of the property owner; 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, and this property owner is a long-standing resident of Santa Fe who intends to continue living here.

11. The Board finds that the Applicant has conclusively demonstrated that all of the exception criteria have been met with respect to project item # 26.
12. In Case # 2022-5346-HDRB, the Board approved the installation of two windows, one on each side of the fireplace on the north elevation, but imposed the following conditions:

a. The Applicant shall reduce the size of the two north-elevation, living room façade, windows so they are set back three feet or more from all corners;

b. On the north elevation the Applicant shall set all windows into the wall no less than 1½ inches; and

c. On the north elevation, living room façade, the Applicant shall create an extrusion on the massing for the fireplace and chimney.

Conditions (a) and (b) control element # 4 of this project application.

13. Items # 3, 5, 8 and 21 are not changes, but are design elements previously approved by the Board in Case # 2022-5346-HDRB. These Findings of Fact and Conclusions of Law do not change the Board's prior decision with respect to those items.
14. Under SFCC Section 14-5.2(C)(3)(b), the Board has the authority to approve an application for alteration or new construction on the condition that changes relating to exterior appearance recommended by the Board be made in the proposed work, and no permit is to issue until new drawings or documentation, satisfactory to the Board, have been submitted.
15. 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.
16. 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, subject to the conditions imposed by the HDRB, as described below.

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 # 1-2, 6-7 and 9-11 on the north elevation; Items # 11-20 on the south elevation; Items # 23-25 on the west elevation; Item # 26 on the east elevation; yard wall, Item # 27; and driveway, Item # 29, as set forth in the application, as recommended by the Staff. Also:
   a. The Applicant may keep the stained glass window in Item # 26 if the Applicant chooses this over the simulated divided lite windows; and
   b. Both project items numbered 11, one on the north elevation and one on the south elevation, are approved.
3. With respect to Items # 3, 5, 8 and 21, the Board's decision stands in Case # 2022-5346-HDRB approving them.
4. Item # 4 is denied to the extent that it departs from the conditions, in Case # 2022-5346-HDRB, on the north-elevation windows flanking the fireplace.
5. Item # 22 (removal of west façade garage window) is denied; a window must be placed there consistently with the west-façade architectural draft the Board reviewed November 8, 2022, in Case # 2022-5346-HDRB.
6. The Board grants the exception requested in the application for Item # 26.
7. The Board approves Items # 28 as set forth in the Application, as recommended by Staff, with the following additional conditions:
   a. The gate shall be redesigned with openings to permit a view of the property from the public right of way when the gates are closed; and
   b. A drawing for the new gate design shall be presented to the Staff for approval.

IT IS SO ORDERED ON THIS 26th DAY of MARCH, 2024, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

_____ _____
Cecilia Rios, Chair Date

FILED:

_____ _____
Geralyn Cardenas Date
Interim City Clerk

APPROVED AS TO FORM:

_____ _____
Frank Ruybalid Date
Assistant City Attorney

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

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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:

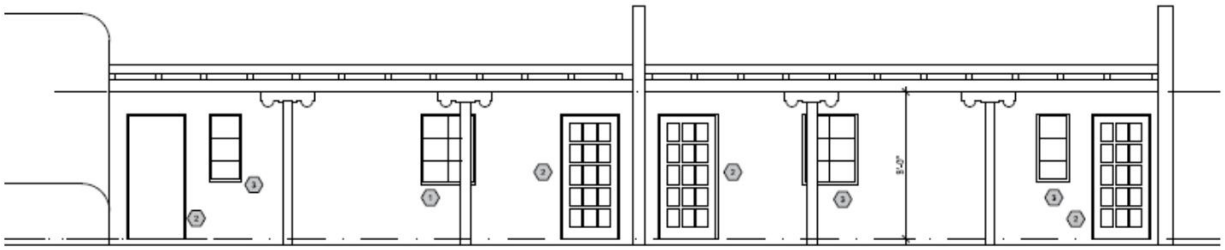
Existing roofed area including portals: 2,085 sq. ft.

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

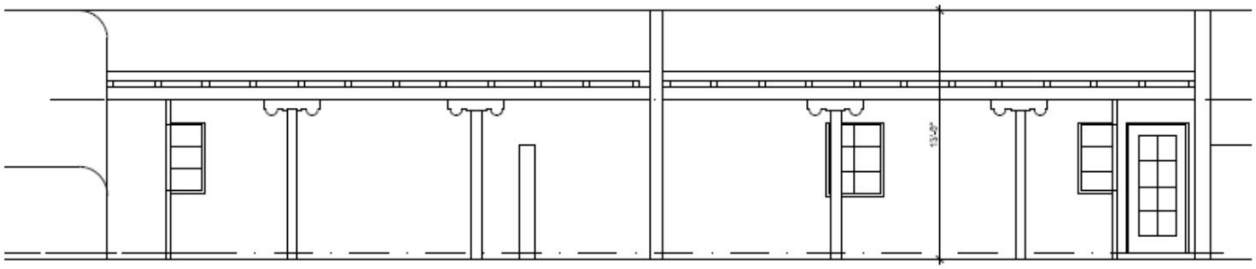
EXCEPTION CRITERIA AND RESPONSES:

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



City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Packet
2023-007678-HDRB
February 13, 2024
126 Camino Santiago

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: **February 13, 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, 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.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

_x_ Zoning Review Sheet

____ 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:

The residence at 126/128 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. It previously was a 2,898 sq. ft. fourplex-family residence with laundry room which has been divided into two individual residential

structures as part of a subdivision in 2022. The residence now addressed as 126 Camino Santiago consists of the structures' 2,085 sq. ft. western end. The residence now addressed as 128 Camino Santiago consists of the structures' 2,613 sq. ft. eastern end. The property also has low yard walls constructed of rock that are listed as contributing.

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.



For the quad apartment block at 126 and 128 Camino Santiago the architects removed the room block massing from the ends of the structure that is present in the other two-unit (duplex) apartments and moved it to the center to act as a hood over the laundry. 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.

Figure: 126 Camino Santiago (left) compared to 125 Camino Santiago (right)





The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. 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. The retaining and property line walls appear to post-date the construction of their associated units.

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.

Under case 2024-007794-HDRB the applicant has requested the demolition of 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 the 50% footprint rule for the total of 1,448 sq. ft. of additions is requested.
3. Demolition of the yard walls to the south of the existing residence.
4. Installation of a yard wall and vehicle gate to western end of the driveway that accesses the garage structure.
5. Construct a yard wall with pedestrian gate on the eastern side of the garage to access the rear courtyard of the residence.
6. Construct a 6’0” yard wall with pilasters along the southern property line.

West Elevation:

7. Install a door where one does not currently exist to access the courtyard on the western side of the structure.
8. Create a courtyard on the western side of the residence by constructing a 6'0" tall yard wall with pilasters along the western and northern sides of the residence at the private drive and front driveway.
9. Construct an interior yard wall with pedestrian gate to divide the courtyard into two courtyards.
10. Construct a yard wall with pedestrian gate that connects the bunkhouse to the residential structure.

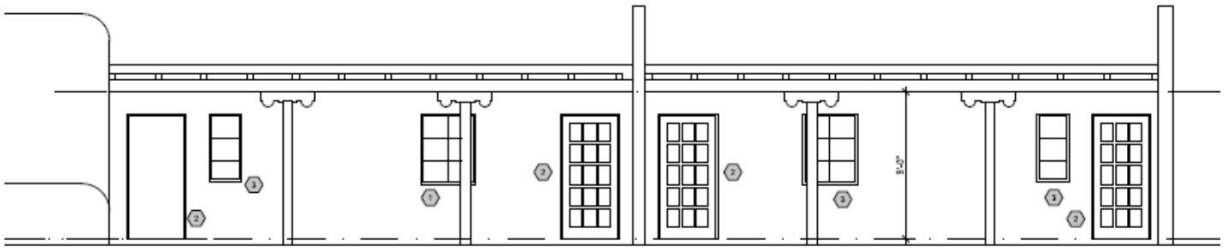
North Elevation:

11. 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.
12. 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.

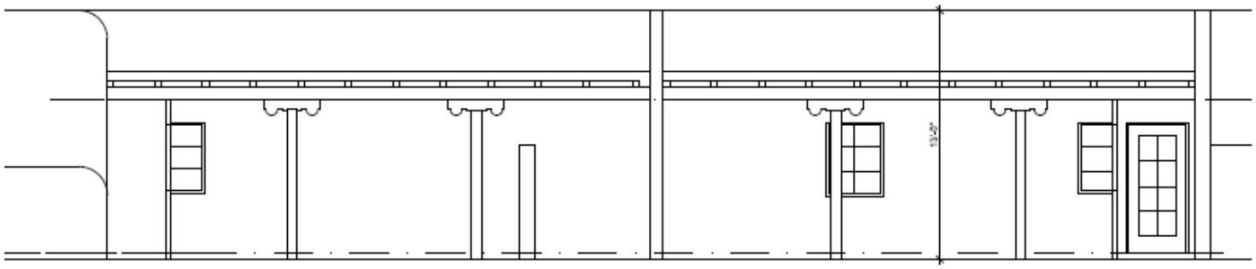
EXCEPTION CRITERIA AND RESPONSES:

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.

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.

Removal of Historic Material/Demolition:

14-5.2(D) General Design Standards for All H Districts

(1)(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.

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.

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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___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

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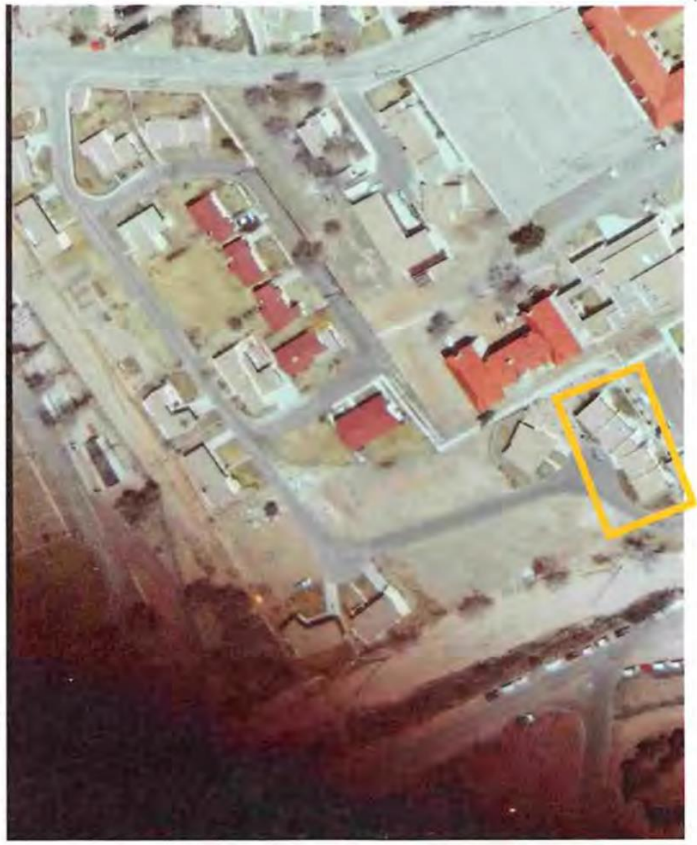

Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071. Apartment Building Present.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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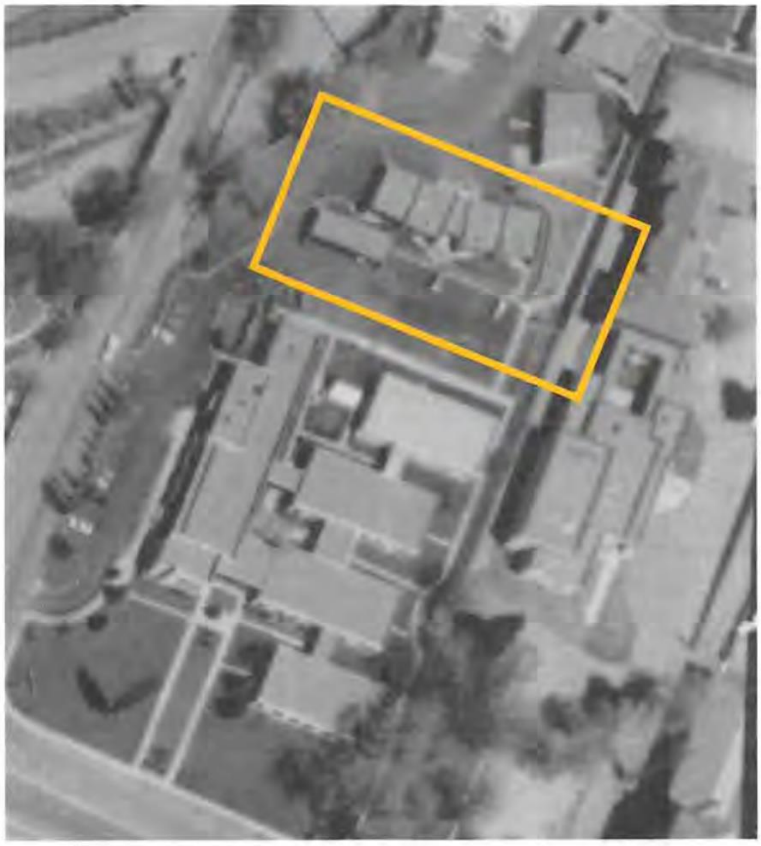
1. Name of property: **Plaza del Monte** **Residence 24** **& Garage/Carport**	**2. Location:** **126 Camino Santiago** ***Downtown and Eastside Historic District***	**3. Local Reference Number:** **Santa Fe ID #:** **Plaza del Monte Inventory** **4. County: Santa Fe** **5. Date of Survey: January 18, 2018**



Aerial 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

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**

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

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 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	
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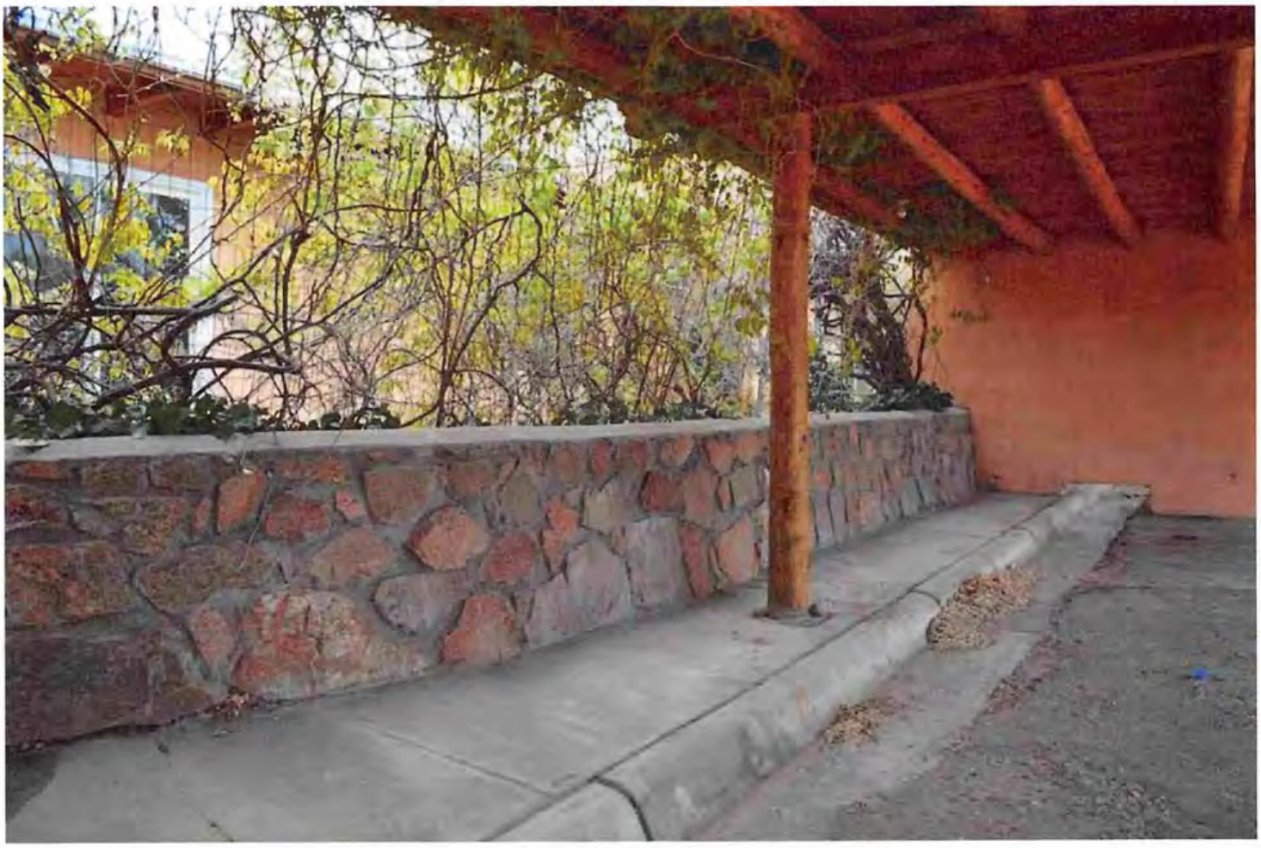


Photo 4: Retaining wall between apartment and parking structure, facing northeast. May 3, 2018.

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 18'-8" - 36'-4" (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~~ 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:

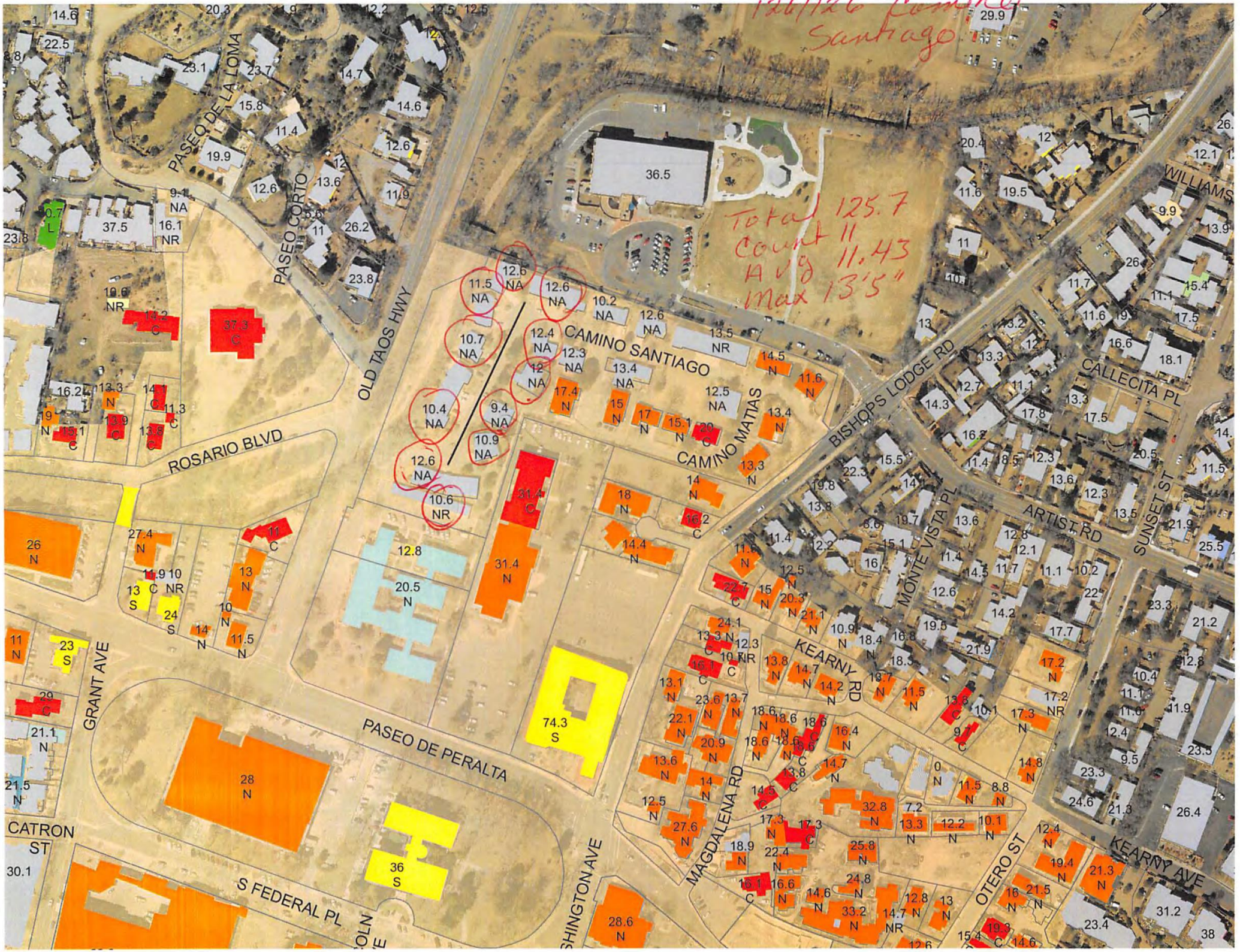
Additional Agency Review if Applicable:
☐ Escarpment Approval by _____ Date: ___/___/___
☐ Flood Plain Approval by _____ Date: ___/___/___
☐ Traffic Engineering Approval by _____ Date: ___/___/___
Notes: _____

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


126/126 Camino Santiago
Total 125.7
Count 11
Avg 11.43
Max 13'5"
CAMINO SANTIAGO
CAMINO MATIAS
OLD TAOS HWY
PASEO DE LA LOMA
PASEO CORTO
ROSARIO BLVD
BISHOPS LODGE RD
CALLECITA PL
WILLIAMS
MONTE VISTA PL
ARTIST RD
SUNSET ST
KEARNY RD
KEARNY AVE
MAGDALENA RD
OTERO ST
GRANT AVE
PASEO DE PERALTA
CATRON ST
S FEDERAL PL

City of Santa Fe, New Mexico

Historic Districts Review Board

February 13, 2024
2023-007678-HDRB
Applicant Submittal
Remodel
126 Camino Santiago

JAP ARCHITECT

January 29, 2024

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, who 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 #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 June 26, 2018, Case # H-17-098A 126 Camino Santiago was reviewed as one building (with 4-units and laundry room) and designated as "Contributing" including the yard wall with the North façade given "Primary Façade" designation. Included in the Board action was the designation of structures (garages and carports) south of 126 Camino Santiago as "Non-Contributing" without any proposed improvements or demolition for the property.

My client at this time presents the proposed improvements for the property designated as 126 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 improvements include:

- Renovations and additions (south, west, and north elevations) to the residence.
- Removal of windows and doors on the north side on a primary façade and closing of the existing openings (exception required Section 14-5.2 (D) (5) (a)).
- Removal of windows on the north side on a primary façade, and replacement of those windows in-kind within the existing openings (exception required Section 14-5.2 (D) (2)).
- Removal of windows and doors on the south façade.
- Addition to the south façade to connect the expanded residence to the new garage.
- Demolition of the walls to the south of the existing residence.
- Construction of a new Garage to serve this residence.

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

- Addition of a new door in the West façade.
- New 6'-0" tall yard wall on the north and west sides of the residence to secure the property.
- New 6'-0" tall yard wall on the south side of the residence to secure the property.

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 on a primary façade and closing of the existing openings 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-3 and B-4.

Criteria for approval:

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

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.

(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" 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.

(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 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.

The proposed addition to the main residence and the re-construction of the garage structure (garage and carports approved for demolition) exceeds 50% of the overall footprint of the contributing structure requiring an exception per Section 14-5.2 (D) (2) 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 proposed addition to the main residence and the re-construction of the garage structure (garage and carports approved for demolition) exceeds 50% of the overall footprint of the contributing structure for 126 Camino Santiago to stand as a new single-family residence with enclosed garages within the community of Plaza Del Monte. The former designation of this portion of the residence was 126 Camino Santiago Unit B-3 and B-4.

Criteria for approval:

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

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.

(v) Are required to prevent hardship to the owner or an injury to the public welfare;

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.

(vi) 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

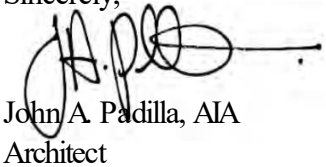
The proposed renovations, alterations, and additions work to strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

The proposed improvements will have flat roofs with parapets with positive drainage to canales. There will be a minimum amount of grading as the site is relatively flat, and the proposed design works with the existing grades. The existing building walls will receive a new stucco finish, and the new construction will have a stucco finish with a medium texture. Yard walls will be CMU walls with a stucco finish with pilasters at 20'-0" on center typical. The gates will be within pilasters with a metal frame (painted), and vertical wood finish (stained) at all locations. New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

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

Thank you for considering our request and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect

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)



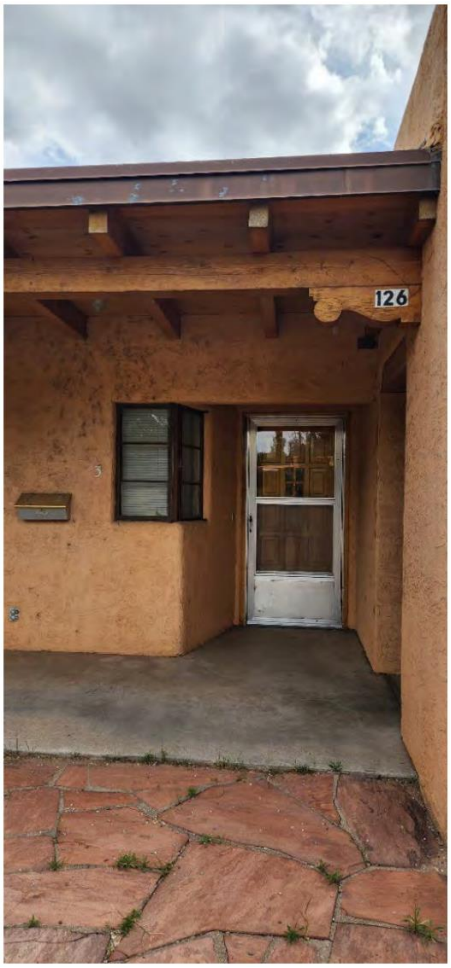
South Elevation (Overhang typical)



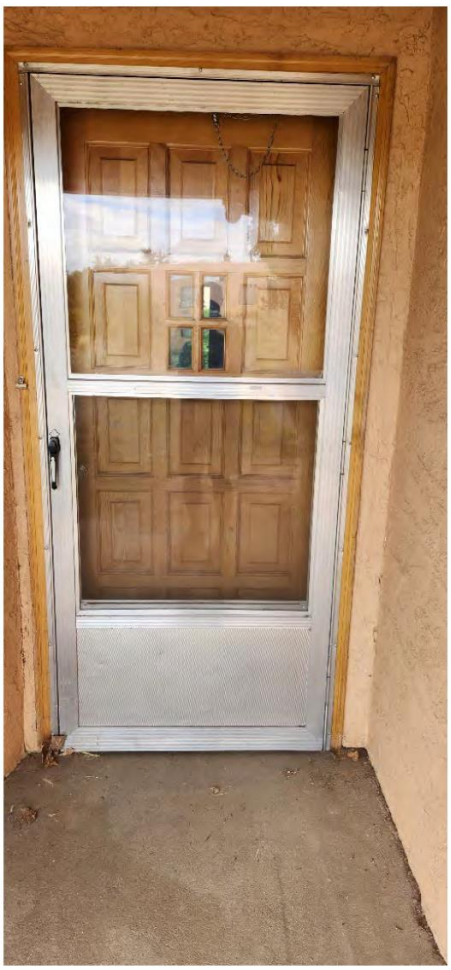
South Elevation (2-Car Garage &Carport)

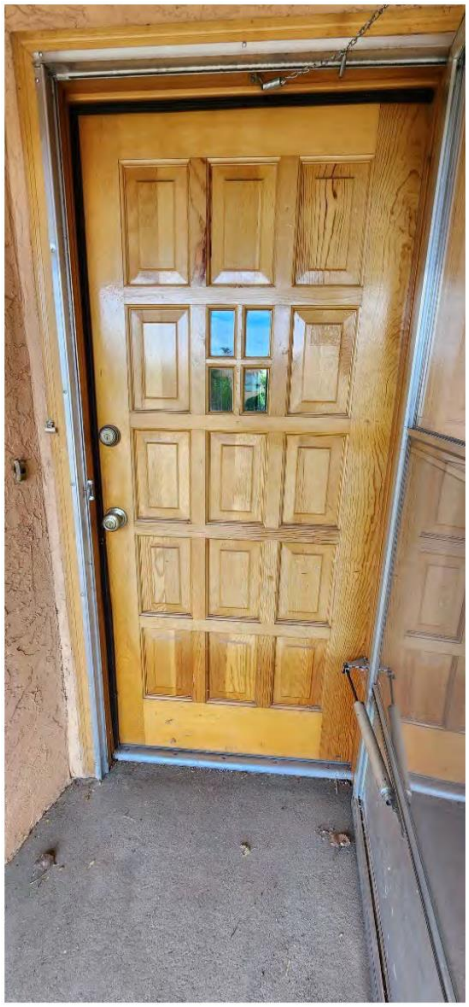


South Elevation (Garage &Carport)



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

HISTORIC ASSESSMENT NO.151223-HA



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**

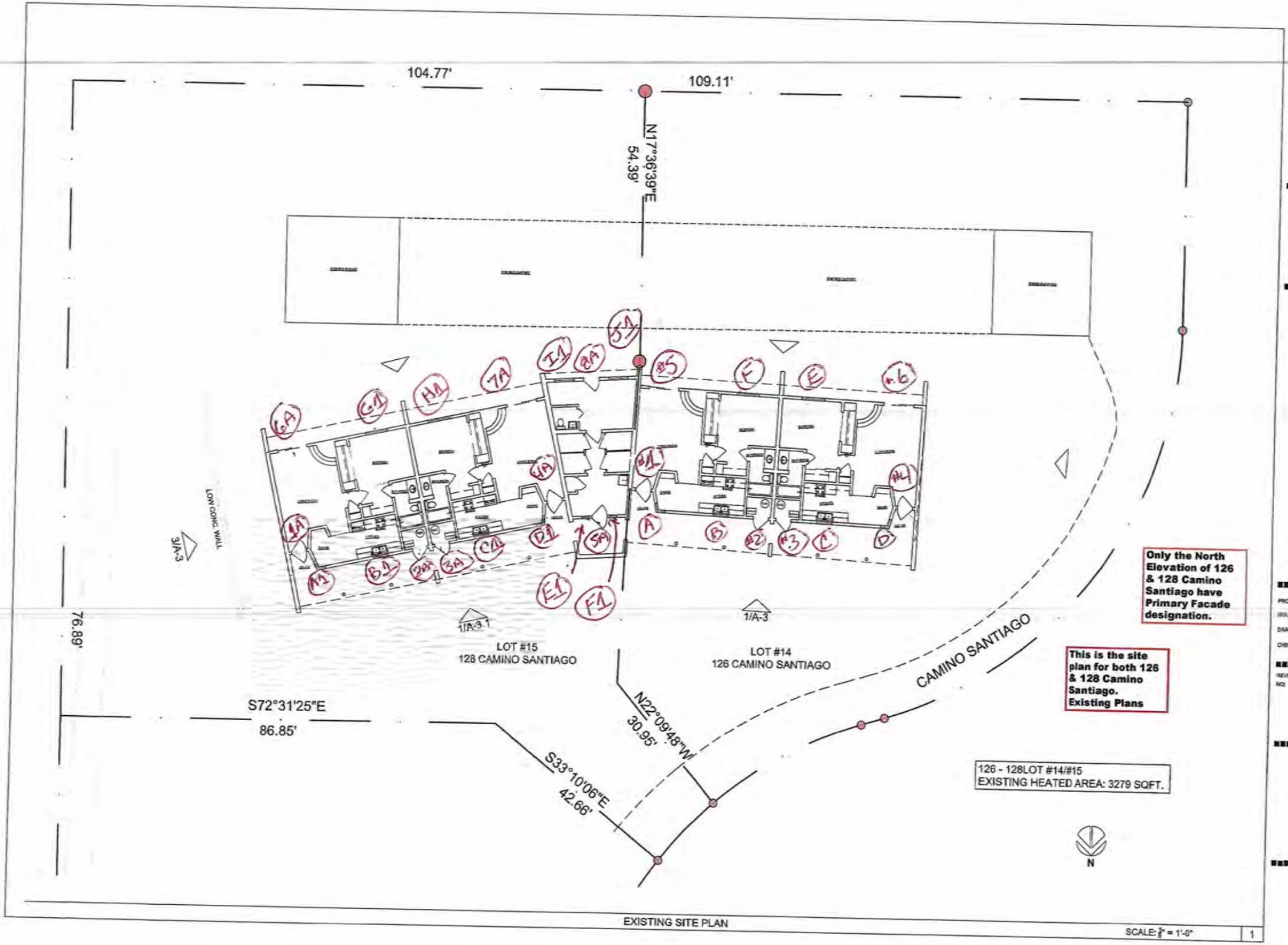
RPA & ASSOCIATES| WINDOW & DOOR CONDITION AND INTEGRITY CODES

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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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

RPA & Associates

PRESERVING OUR HISTORY
508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7000
rpahistoric@gmail.com



To JAP ARCHITECT
P.O. BOX 32986
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
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
B1	20 x 38 L STEEL CASEMENT 90°+/- BAY 20 x 38 R 1W3H
C1	20 x 38 L R STEEL CASEMENT 1W3H
DR# 4A	36 x 80 RH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
E1	20 x 38 R STEEL CASEMENT 1W3H
F1	20 x 38 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
J1	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.

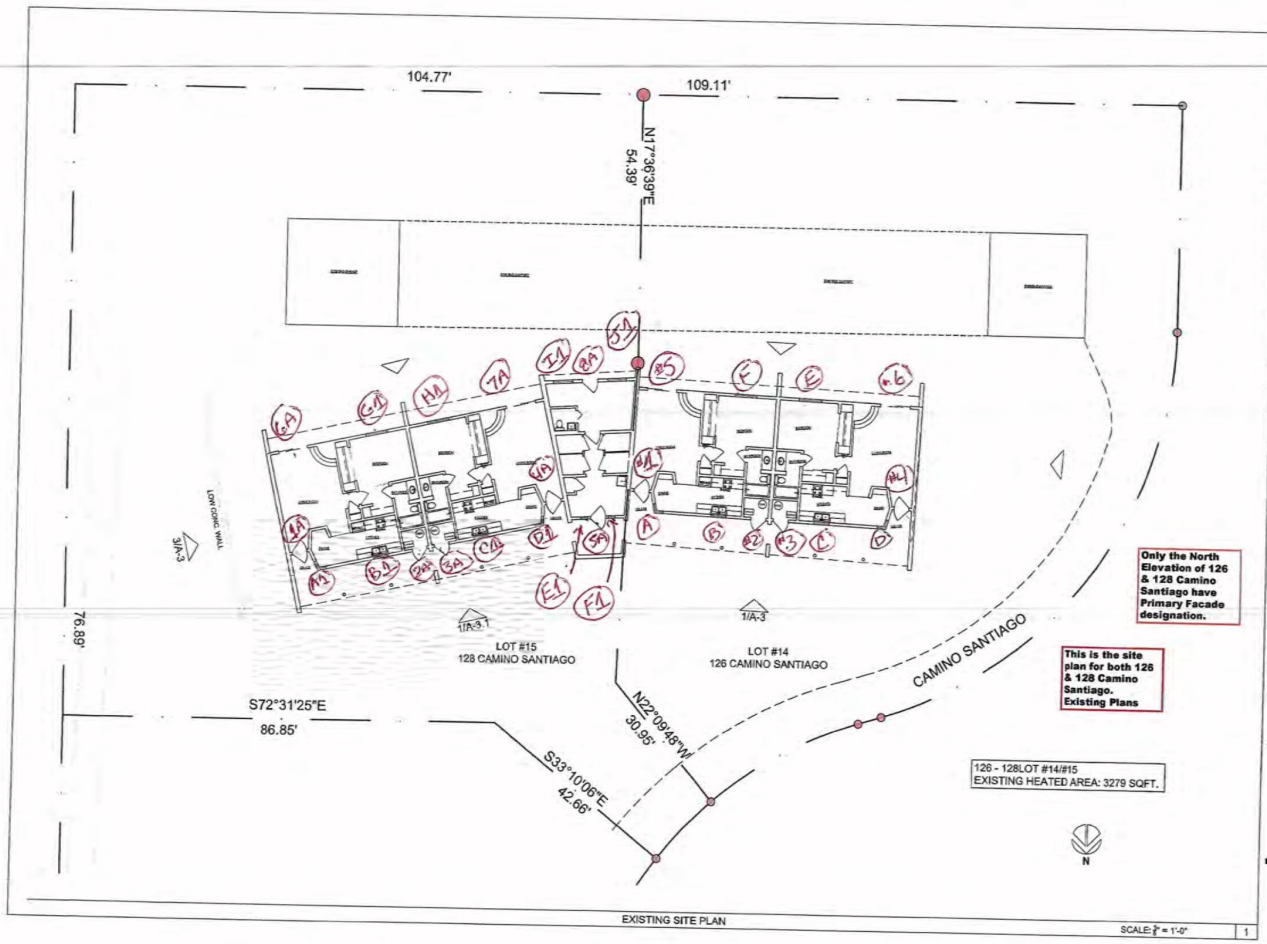
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY 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
G1	54 x 51 LSR STEEL CASEMENT 1W4H	U	NON-HISTORIC – 1987
DR #6A	32 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	S	HISTORIC
DR #7A	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
OX ALUMINUM	32 x 80 SGD 1-LT MILL FINISH	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 & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #8A PANEL	36 x 80 RH METAL DOOR 3W3H/2-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:



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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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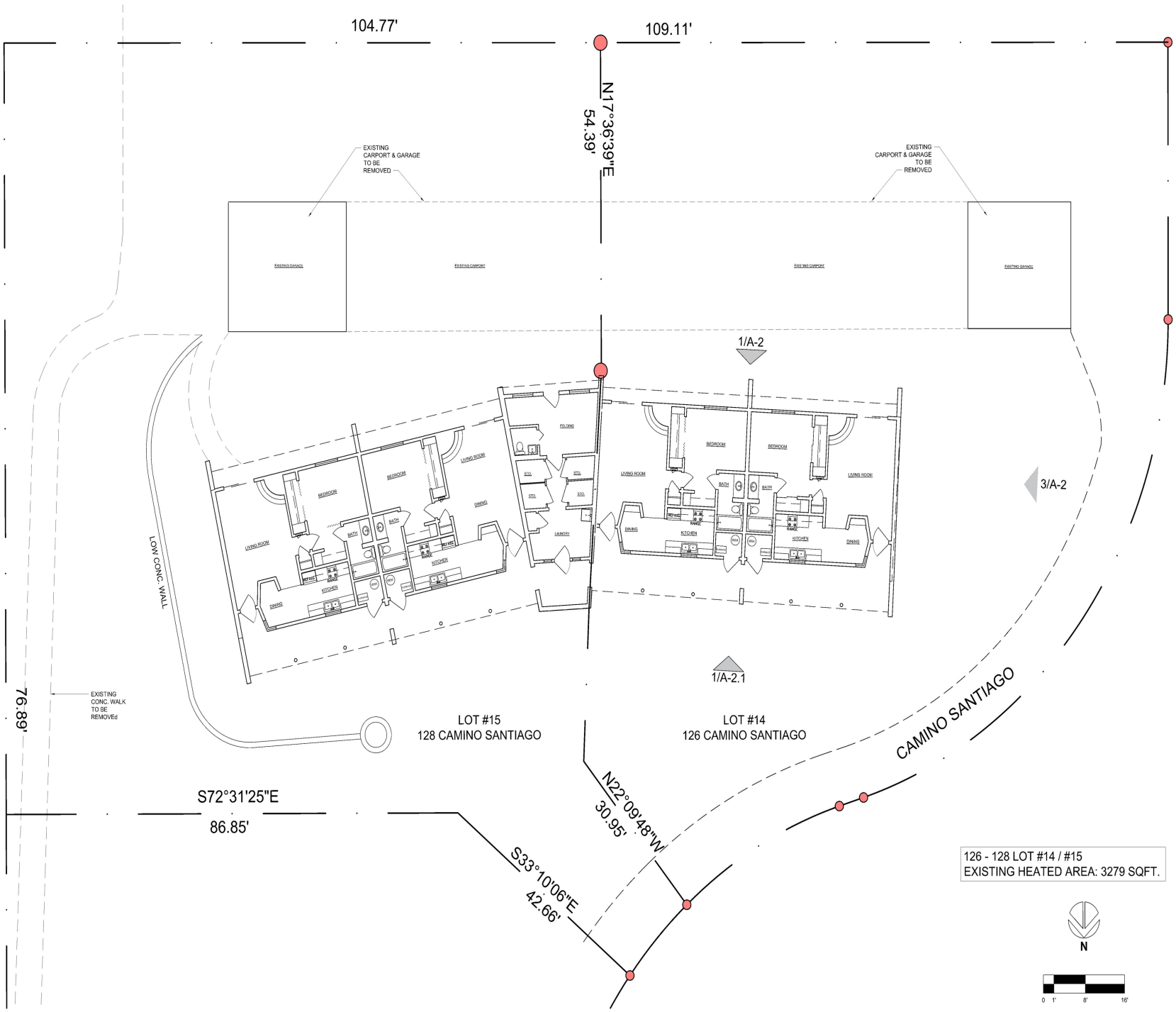
SHEET NO:

SP-1



EXISTING SITE PLAN

SCALE: 1" = 1'-0"

1

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RENOVATION & ADDITION

126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 12/10/2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126
CAMINO SANTIAGO
EXISTING
SITE
PLAN

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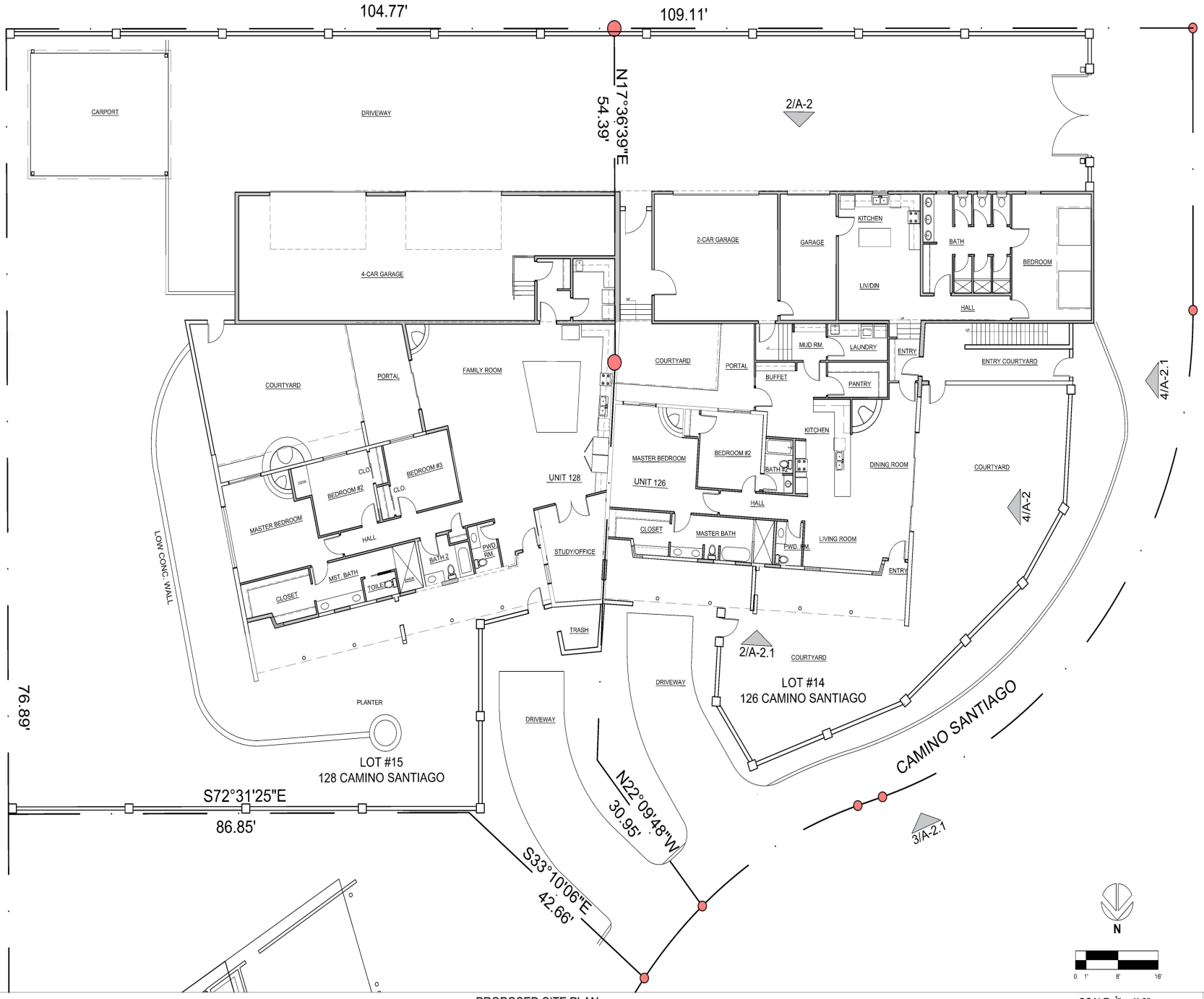

PROPOSED SITE PLAN

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

1

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RENOVATION & ADDITION

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SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 12/10/2023
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126
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

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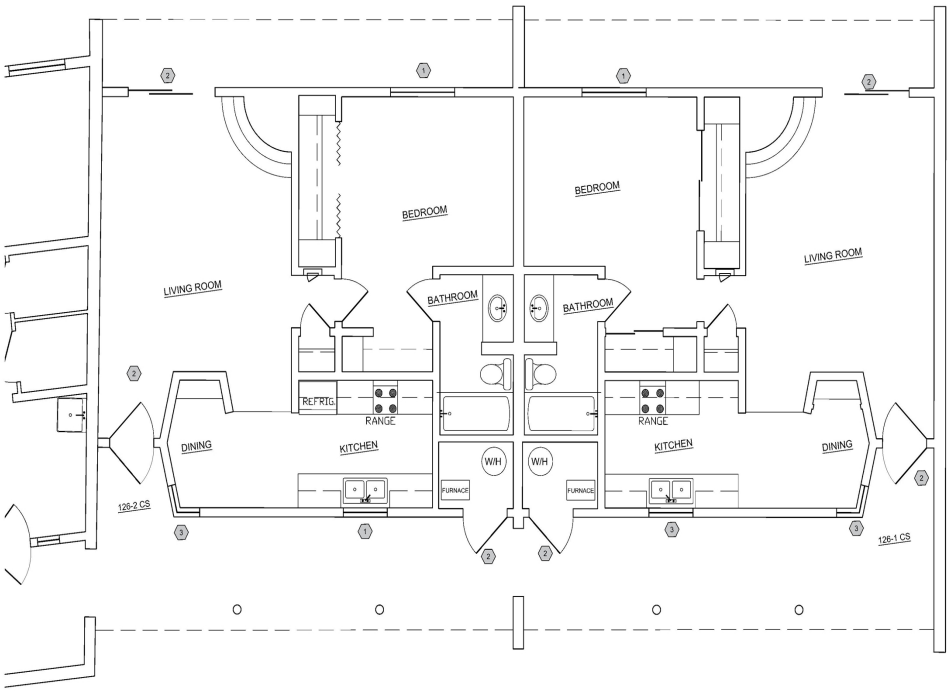
SHEET NO:

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: 01/15/2024
DRAWN BY: RDE
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REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126 CAMINO SANTIAGO EXISTING FLOOR PLAN

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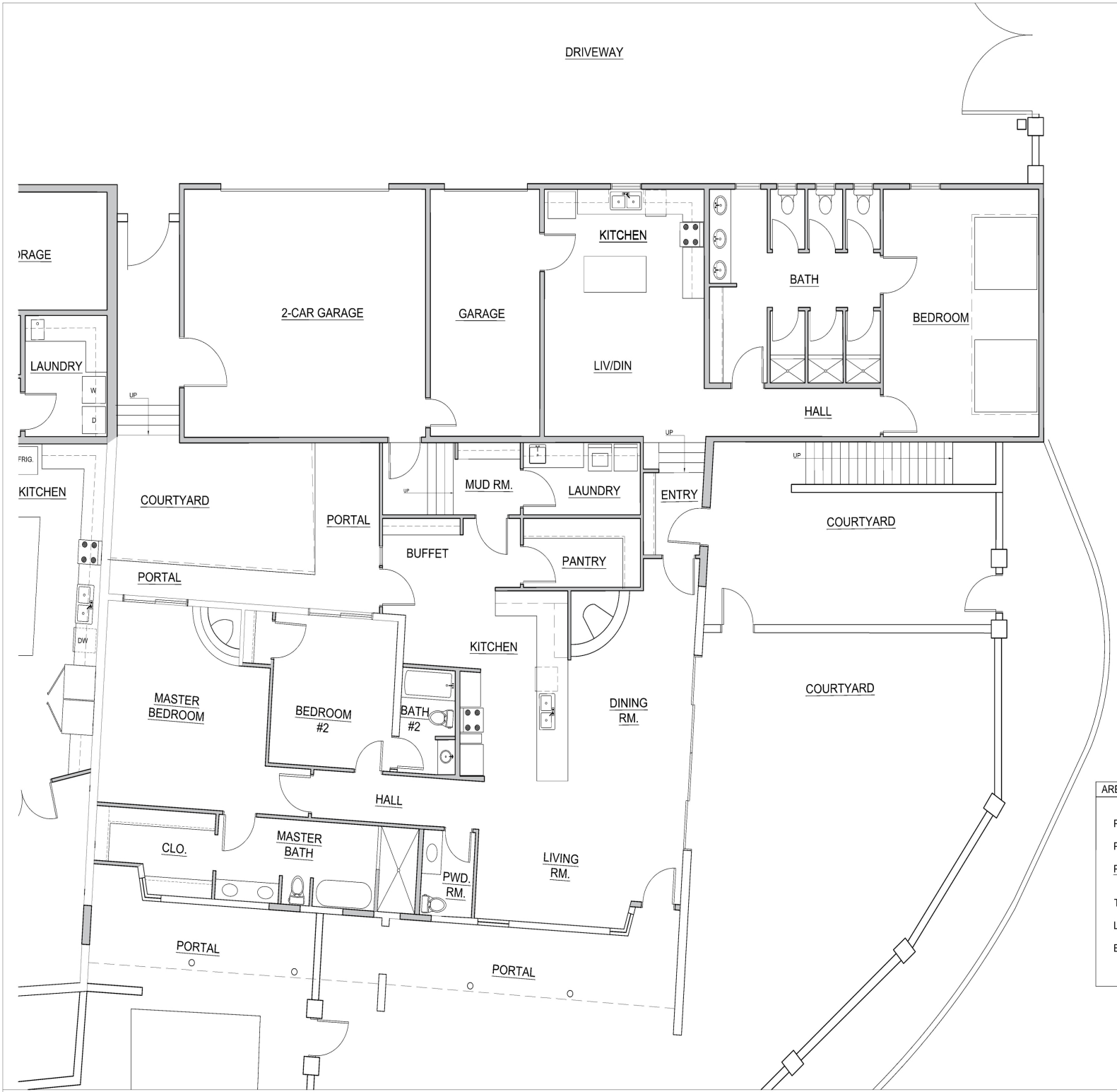
A-1



AREA CALCULATIONS	
PROPOSED GARAGES:	750 SF
PROPOSED PORTALS	487 SF
PROPOSED RESIDENCE:	2962 SF
TOTAL FOOTPRINT	4200 SF
LOT #14 AREA	14,126 SF
EXISTING LOT COVERAGE	29.7%

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

PROPOSED FLOOR PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

1

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RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.:	CAMSANTIAGO
ISSUE DATE:	01/15/2024
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SHEET TITLE:

126 CAMINO SANTIAGO PROPOSED FLOOR PLAN

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SHEET NO:

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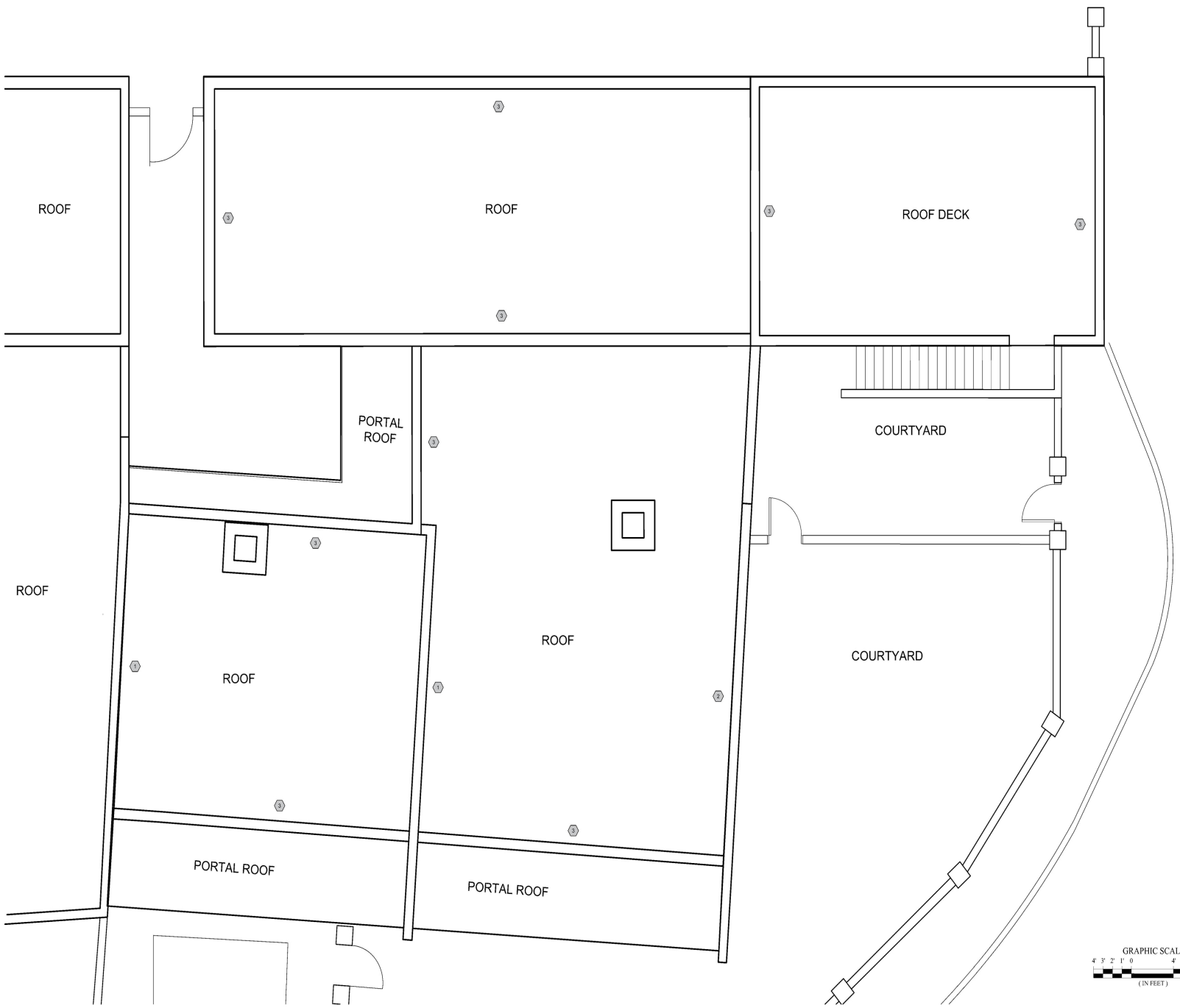

PROPOSED ROOF PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING UNIT SEPARATION PARAPET WALL
2. EXTEND EXISTING WALL PARAPET
3. NEW PARAPET WALL

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RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.:	CAMSANTIAGO
ISSUE DATE:	01/15/2024
DRAWN BY:	RDE
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NO: DATE: DETAIL:

SHEET TITLE:

126
CAMINO SANTIAGO
PROPOSED
ROOF
PLAN

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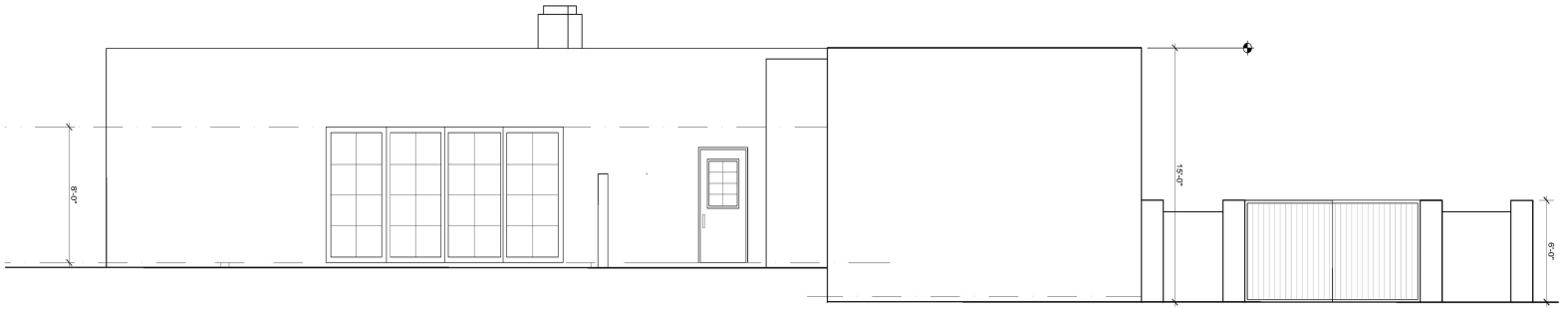
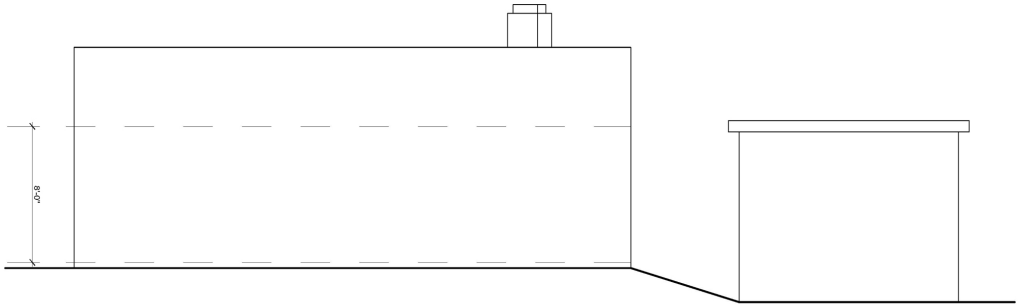
SHEET NO:

A-1.2

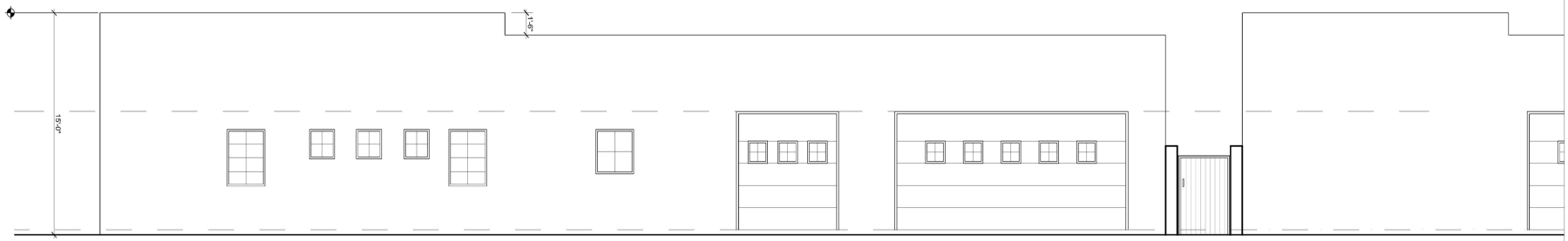
PROPOSED ROOF PLAN SCALE: $\frac{1}{4}$" = 1'-0" 1



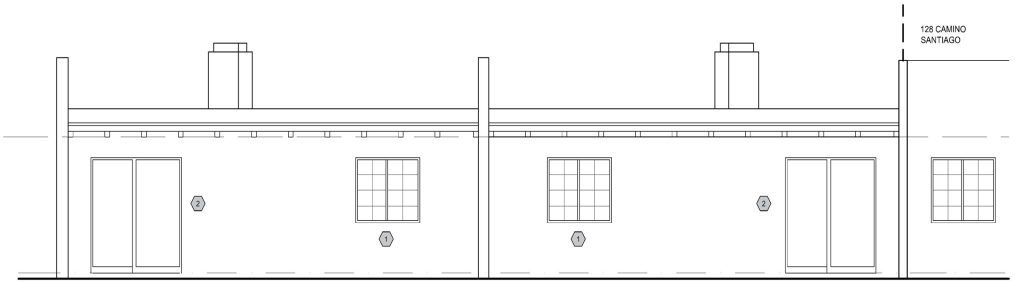
PROPOSED WEST ELEVATION (NO YARD WALL) SCALE: 1/4" = 1'-0" 4



EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0" 3



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

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

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RENOVATION & ADDITION
126 CAMINO SANTIAGO
SANTA FE, NM

PROJECT NO.: CAMSANTIAGO
ISSUE DATE: 01/15/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:
126 CAMINO SANTIAGO EXISTING & PROPOSED SOUTH & WEST ELEVATIONS

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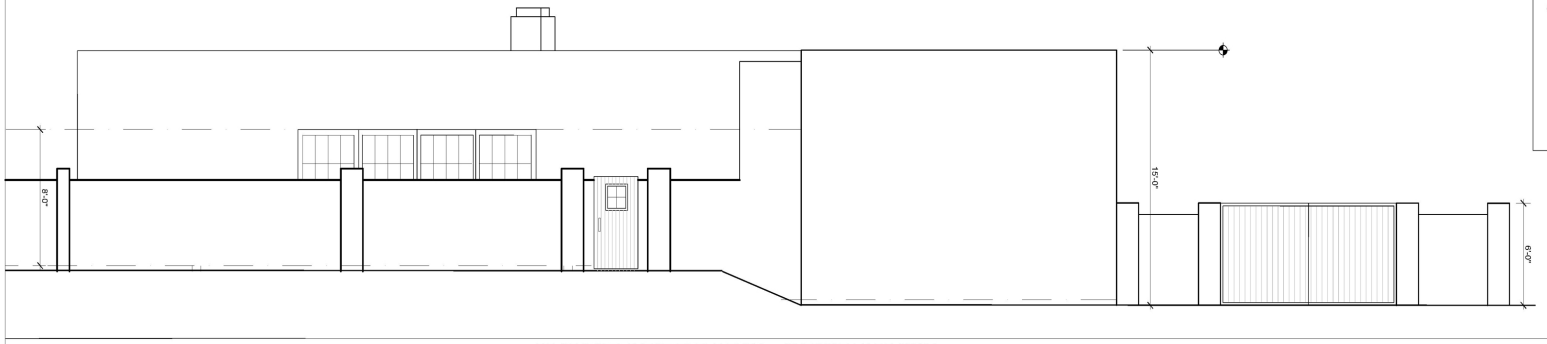
SHEET NO:
A-2

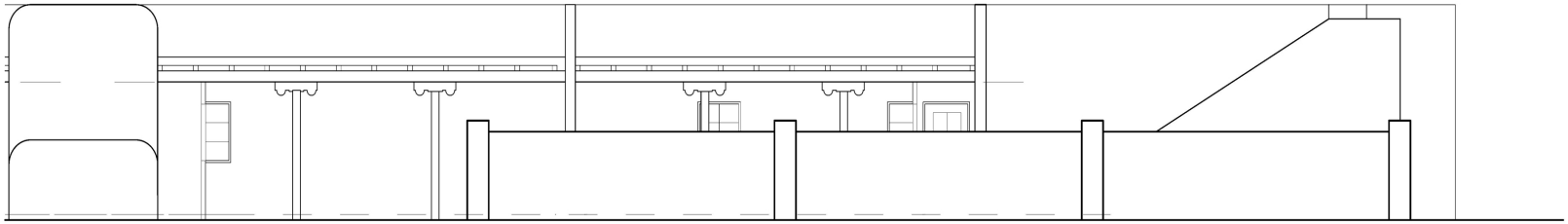
ELEVATION SHEET KEYED NOTES

GENERAL:

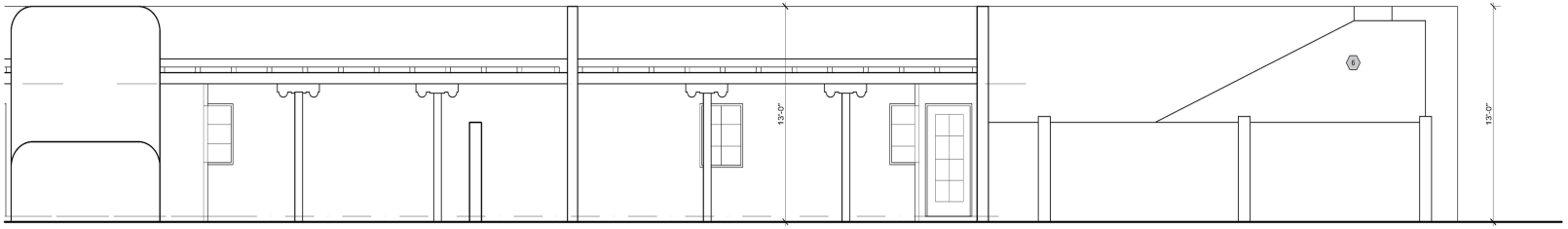
1. EXISTING WINDOW TO BE REMOVED
2. EXISTING DOOR TO BE REMOVED
3. EXISTING WINDOW TO BE REMOVED AND REPLACED IN-KIND
4. EXISTING CARPORT TO BE REMOVED
5. EXISTING GARAGE TO BE REMOVED
6. STAIR TO DECK



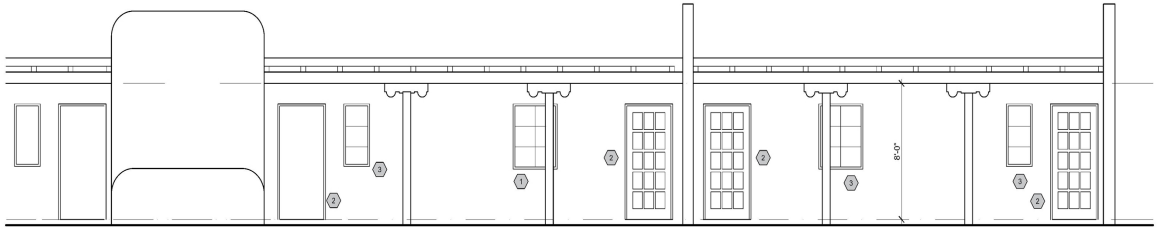
PROPOSED WEST ELEVATION - OUTSIDE YARD WALL — SCALE: 1/4" = 1'-0" — 4



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: 01/15/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

126
CAMINO SANTIAGO
EXISTING &
PROPOSED
NORTH & WEST
ELEVATIONS

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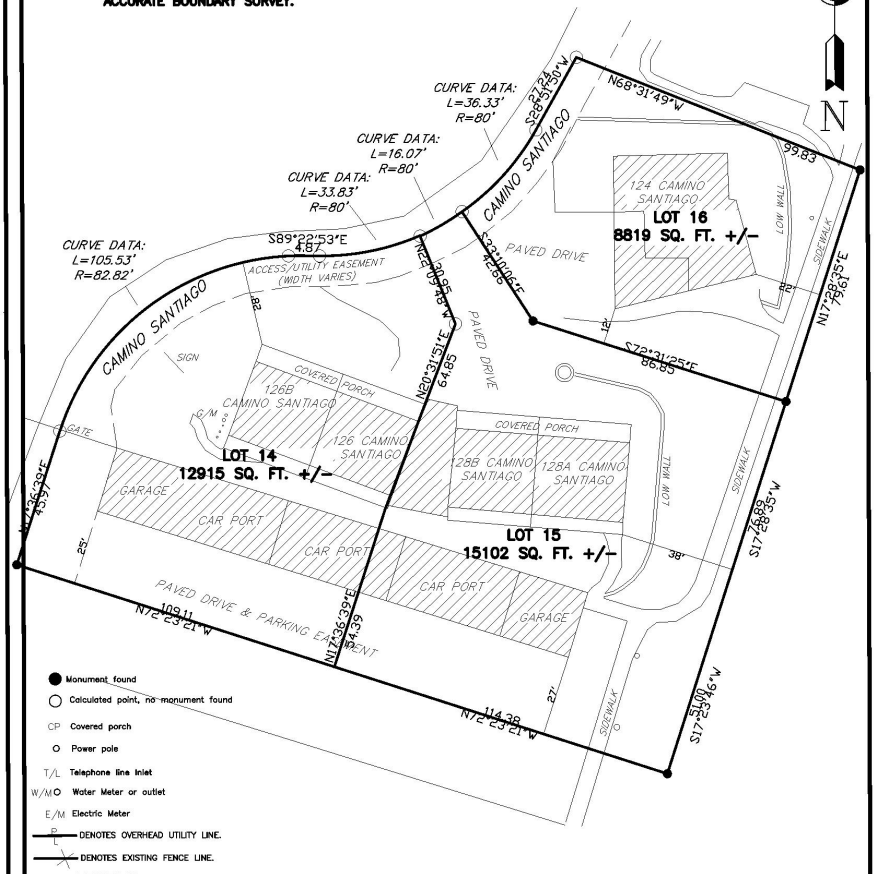
SHEET NO:

A-2.1

IMPROVEMENT LOCATION REPORT

Lot 14,15 & 16 as shown and delineated on plat of survey entitled "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM..." recorded December 23, 2022 in Plat Book 878 at Page 20 as Instrument No. 1918170, Records of Santa Fe County, New Mexico.

THIS IS NOT A BOUNDARY SURVEY. THIS IS NOT TO BE USED FOR THE PURPOSE OF ESTABLISHING OR REMOVING OF THE SURVEY EXCEPTION FROM A FUTURE TITLE POLICY. IT MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



- Monument found
- Calculated point, no monument found
- CP Covered porch
- Power pole
- T/L Telephone line inlet
- W/M Water Meter or outlet
- E/M Electric Meter
- P/L DENOTES OVERHEAD UTILITY LINE.
- DENOTES EXISTING FENCE LINE.

LEGEND

NOTE: THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

0 20 40
FEET
1 IN.=40

RIO EMBUDO SURVEYING CO.
NEW MEXICO PROFESSIONAL SURVEYOR, LICENSE #18375
303 RIM ROAD, LOS ALAMOS NM 87544
CELL 505-660-0208

IMPROVEMENT LOCATION REPORT

THIS IS NOT A BOUNDARY SURVEY

SURVEY File NO. SF4158-2023

PROPERTY AT 128 A & B Camino Santiago, Santa Fe, Santa Fe County, N.M.

THIS IS TO CERTIFY THAT I MADE A FIELD INSPECTION OF THE PREMISES SITUATED OF: **128 A & B Camino Santiago, Santa Fe, Santa Fe County, N.M. on July 3, 2023.**

BRIEFLY DESCRIBED AS: **Lot as shown and delineated on plat of survey entitled "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM..." recorded December 23, 2022 in Plat Book 898 at page 20 and instrument No. 2003738, records of Santa Fe County, New Mexico. Property is subject to all easements, restrictions of record which pertain. This report is NOT to be relied on for the establishment of fences, buildings or other future improvements. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT REFLECT THAT WHICH MAY BE DISCLOSED BY A FULL BOUNDARY SURVEY.**

MARK ONE BOX IN EACH ITEM BELOW AND MAKE ADDITIONAL STATEMENTS AS NECESSARY.

1. Evidence of right-of-way, old highway or abandon roads, lanes, trails or driveways, sewer drains, water, gas or oil pipelines on or crossing said premises (show location, if none applicable so indicate). **NONE EVIDENT.**
2. Streams, creeks, rivers, ponds, ditches, or lakes located, bounding or through said premises: **AS SHOWN ON PAGE 2 IF ANY.**
3. Evidence of cemeteries or family burial grounds located on said premises: **NONE EVIDENT.**
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties: **AS SHOWN ON PAGE 2 IF ANY.**
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common: **AS SHOWN ON PAGE 2 IF ANY.**
6. Apparent Encroachments. If the buildings, projections, or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property and or inspected premises: **NONE EVIDENT.**
7. Boundary Agreements: Evidence of boundary agreements, acquiescence or conflict: **NO EVIDENCE OF BOUNDARY AGREEMENTS OF PREVIOUS SURVEYS COULD BE FOUND ON PROPERTY. LOCATIONS OF IMPROVEMENTS SHOWN ON PAGE 2, ARE BASED ON EXISTING FENCE CORNERS ON AND AROUND PROPERTY.**
8. Is the property improved? If structure appears to encroach or appears to violate setback lines, show distances: **YES. THE PROPERTY IS CURRENTLY IMPROVED WITH MULTI-FAMILY HOMES & UTILITIES.**
9. Are the adjoining streets or roads publicly maintained? **NO, CAMINO SANTIAGO DOES NOT APPEAR TO MAINTAINED.**

7/9/23

(SIGNATURE) Date

Jason A. Romero, NMPS 18375, Los Alamos, N.M. 87544 **(505) 660-0208**

JASON A ROMERO NEW MEXICO 18375 REGISTERED PROFESSIONAL SURVEYOR

After recording return to:

DAVIS MILES MCGUIRE GARDNER, PLLC
40 East Rio Salado Parkway, Suite 425
Tempe, Arizona 85281

COUNTY OF SANTA FE } SPECIAL WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 1

I Hereby Certify That This Instrument Was e-Recorded for
Record On The 20TH Day Of September, A.D., 2023 at 08:06:49 AM
And Was Duly Recorded as Instrument # 2019981
Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - GLUJAN County Clerk, Santa Fe, NM

e-Recorded 2019981 09/20/23 SFC

SPECIAL WARRANTY DEED

Josh Gonzales, Trustee of the Gonzales Living Trust, dated February 21, 2019, whose address is 630 E. Bridle Ct.; Gilbert, AZ 85295, for the consideration paid and other valuable consideration, grants to **Gonzales Holdings 12, LLC**, a New Mexico limited liability company, the following described real estate in Santa Fe County, New Mexico:

Lot 14 as shown and delineated on plat of survey entitled "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM..." recorded December 23, 2022 in Plat Book 898 at page 20 as Instrument No. 2003738, records of Santa Fe County, New Mexico.

SUBJECT TO restrictions, reservations and easements of record with special warranty covenants.

Witness my hand and seal this 15 day of September 2023.

JOSH GONZALES, TRUSTEE OF
THE GONZALES LIVING TRUST,
DATED FEBRUARY 21, 2019

_____ (Seal)
Josh Gonzales, Trustee

ACKNOWLEDGEMENT FOR NATURAL PERSONS

State of Arizona)

County of Maricopa)

This instrument was acknowledged before me on this 19th day of September 2023, by Josh Gonzales, as Trustee of the Gonzales Living Trust, dated February 21, 2019.

AMBER WATSON
Notary Public - Arizona
MARICOPA COUNTY
Commission # 627074
Expires April 18, 2026

_____
Notary Public

My commission expires: 4/18/2026

(Seal)

City of Santa Fe, New Mexico

Historic Districts Review Board

March 26, 2024

2023-007678-HDRB

Applicant Submittal

Remodel with Redesign

126 Camino Santiago

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 dominant of the new elements of the plan.

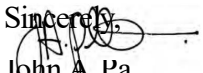
The south elevation of the garages sees the introduction of a vertical element that reflects the original building design for the walls that serve as separations for the original building units. The parapets have been set at varying heights to provide a break-up of their lines along the south façade.

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,

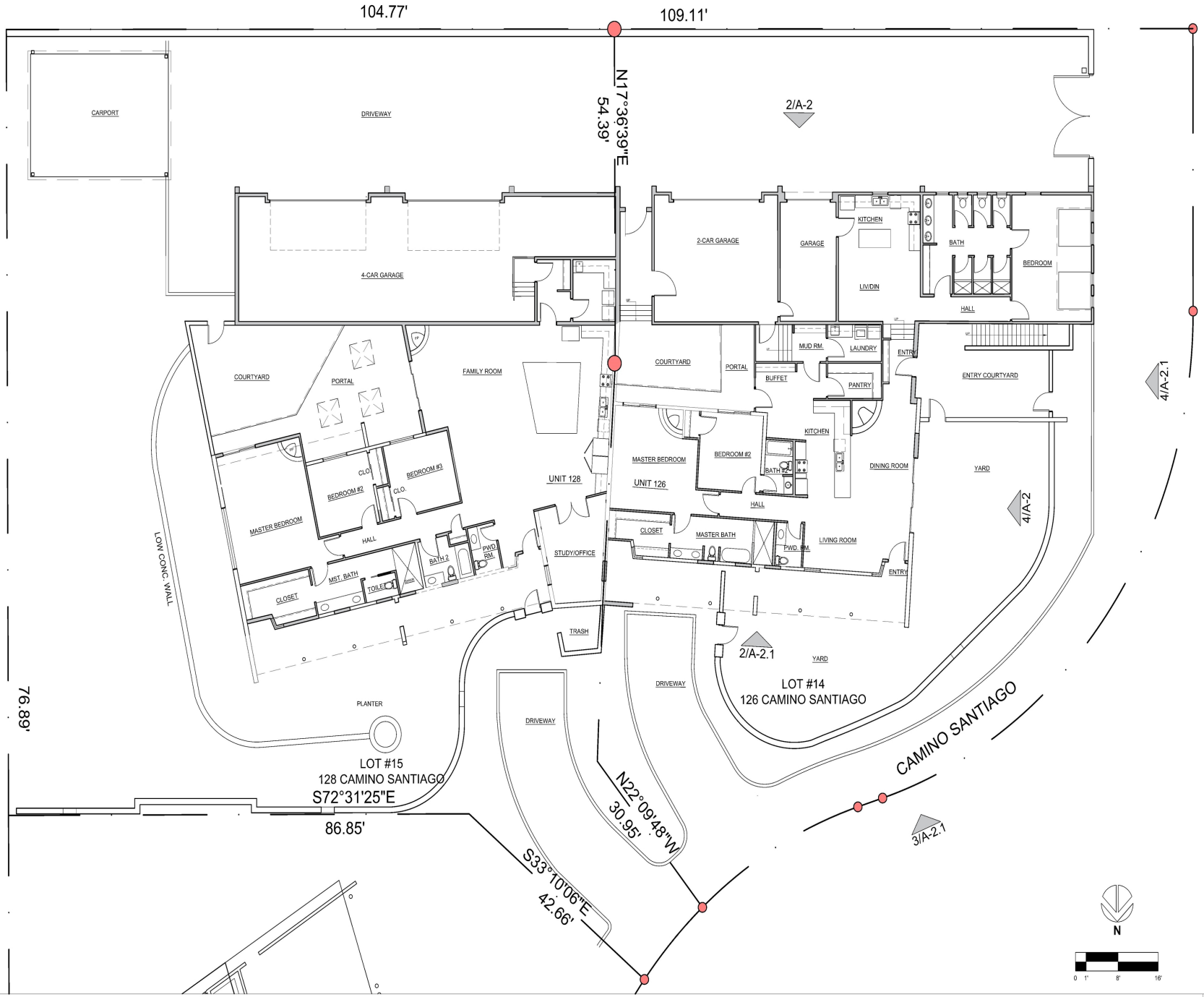


John A. Padilla, AIA
Architect

Responding to your questions on the areas for 126 Camino Santiago here are the totals for your review.

126 Camino Santiago

EXISTING CARPORT:	1914 SF
EXISTING RESIDENCE:	2085 SF
TOTAL FOOTPRINT:	**3999 SF**
PROPOSED GARAGES:	745 SF
PROPOSED PORTALS:	150 SF
PROPOSED ADDITION:	467 SF
EXISTING RESIDENCE:	1672 SF
TOTAL FOOTPRINT:	**4271 SF**
LOT 14 AREA:	14,126 SF
EXISTING LOT COVERAGE:	30.2%



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

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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JOHN A. PADILLA AIA

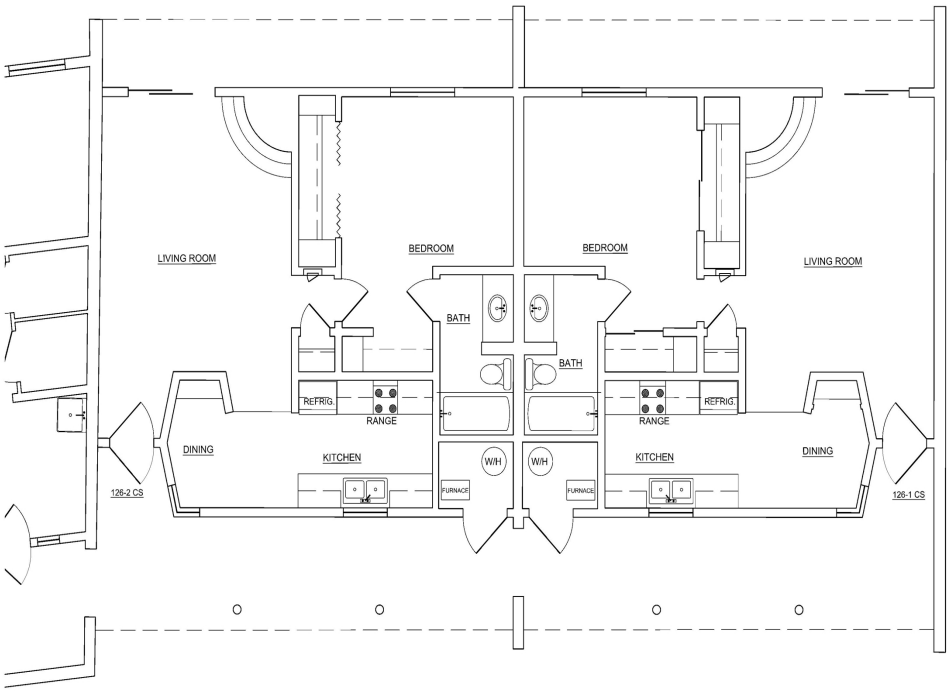
SHEET NO:

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

JAP ARCHITECT

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(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

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:

SHEET TITLE:

126 CAMINO SANTIAGO PROPOSED FLOOR PLAN

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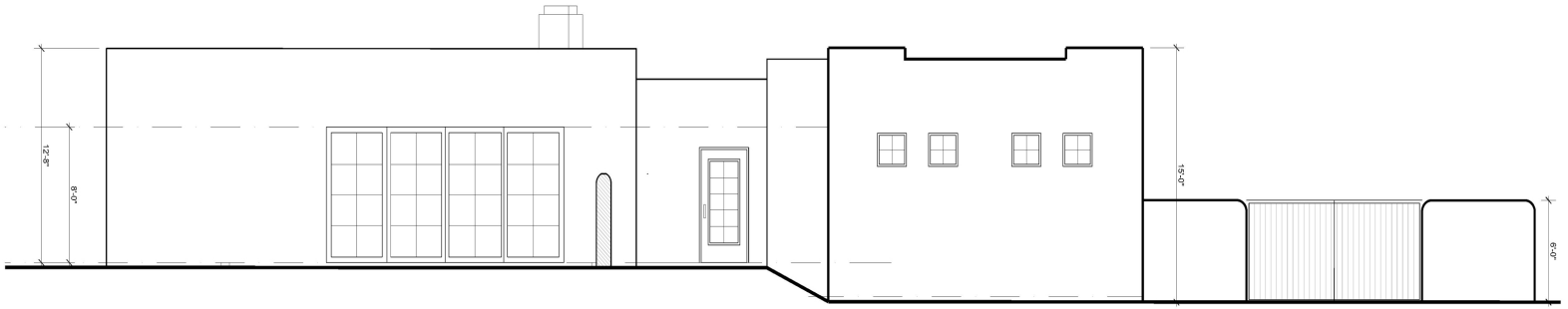
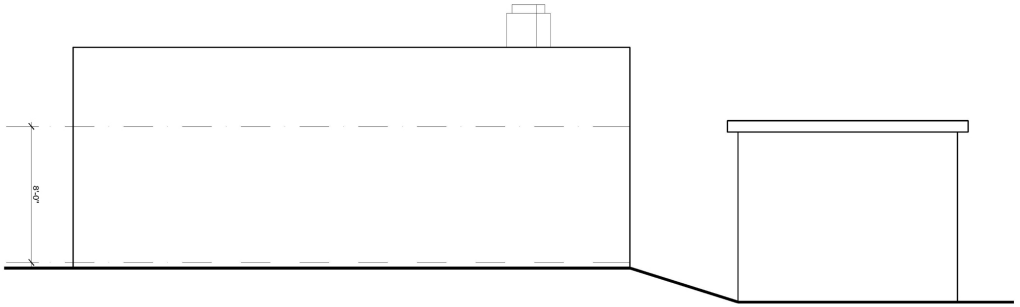
SHEET NO:

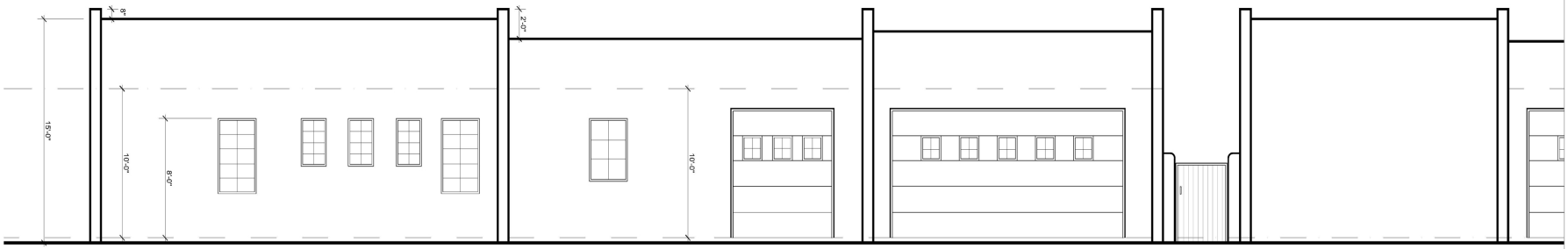
A-1.1



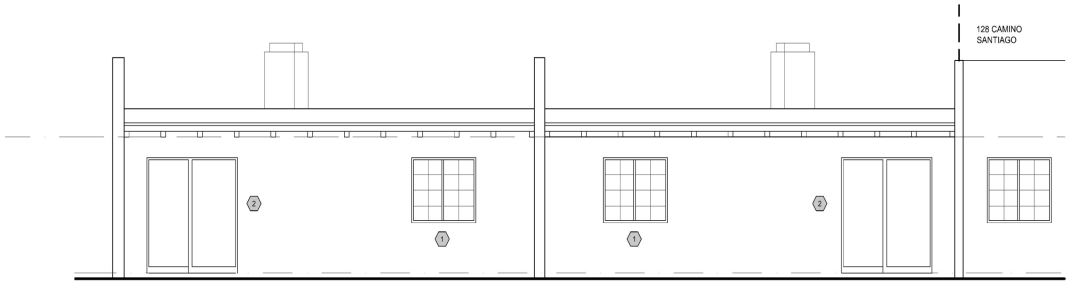
PROPOSED WEST ELEVATION (NO YARD WALL) SCALE: 1/4" = 1'-0" 4



EXISTING WEST ELEVATION SCALE: 1/4" = 1'-0" 3



PROPOSED SOUTH ELEVATION SCALE: 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: 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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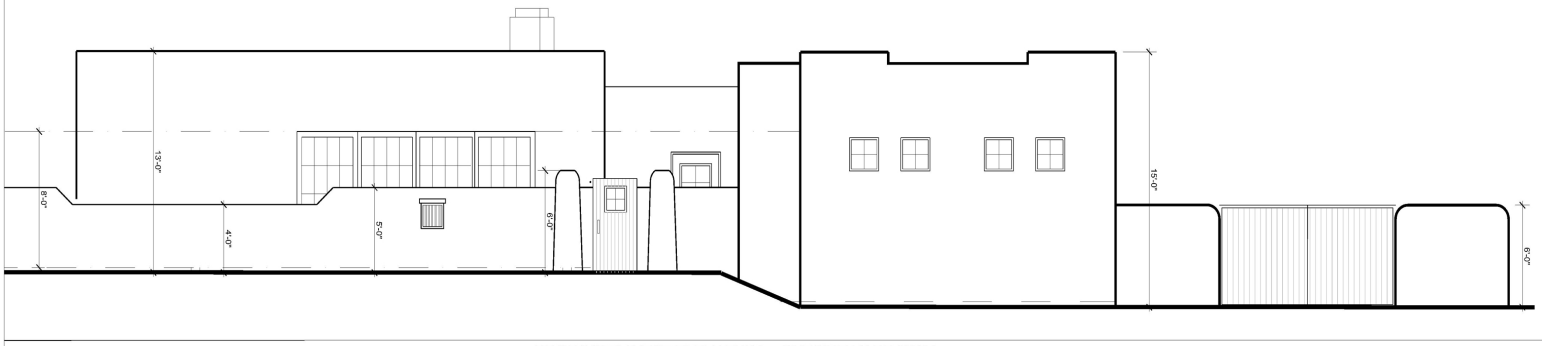
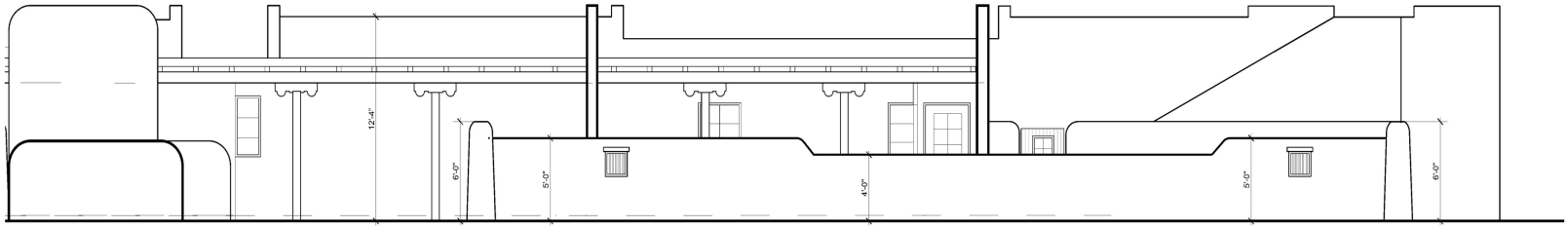
SHEET NO:
A-2



PROPOSED WEST ELEVATION - OUTSIDE YARD WALL | SCALE: 1/4" = 1'-0" | 4



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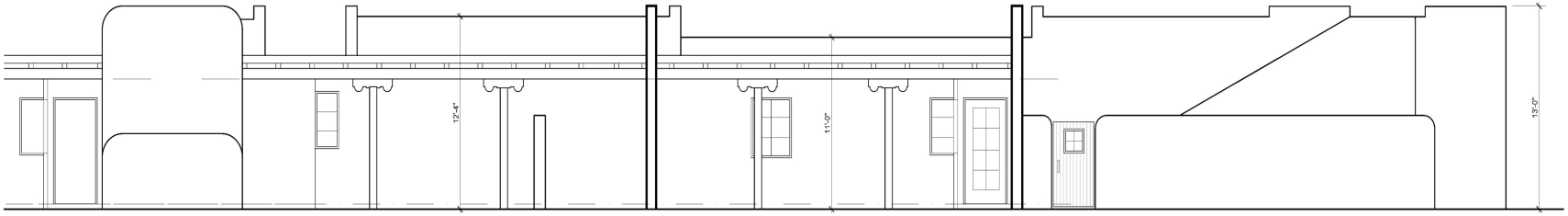
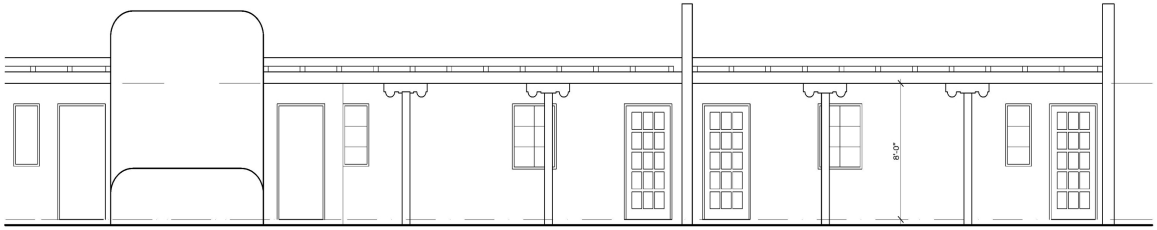


PROPOSED NORTH ELEVATION - (NO YARD WALL) | SCALE: 1/4" = 1'-0" | 2



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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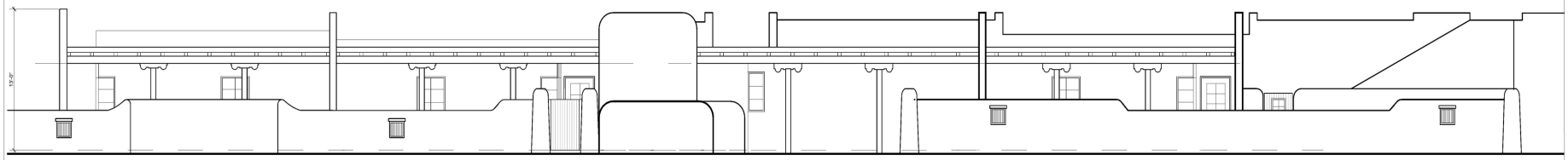
SHEET NO:
A-2.1

EXISTING PLAN SHEET KEYED NOTES

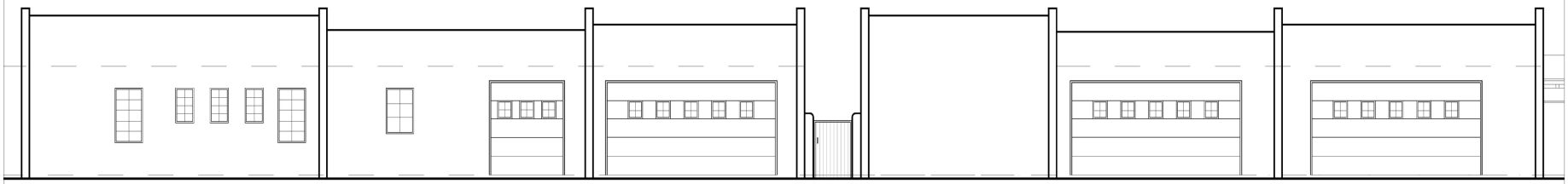
GENERAL:

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: 3/16" = 1'-0" — 3



PROPOSED SOUTH ELEVATION OVERALL — SCALE: 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

PLAZA DEL MONTE

Santa Fe, New Mexico

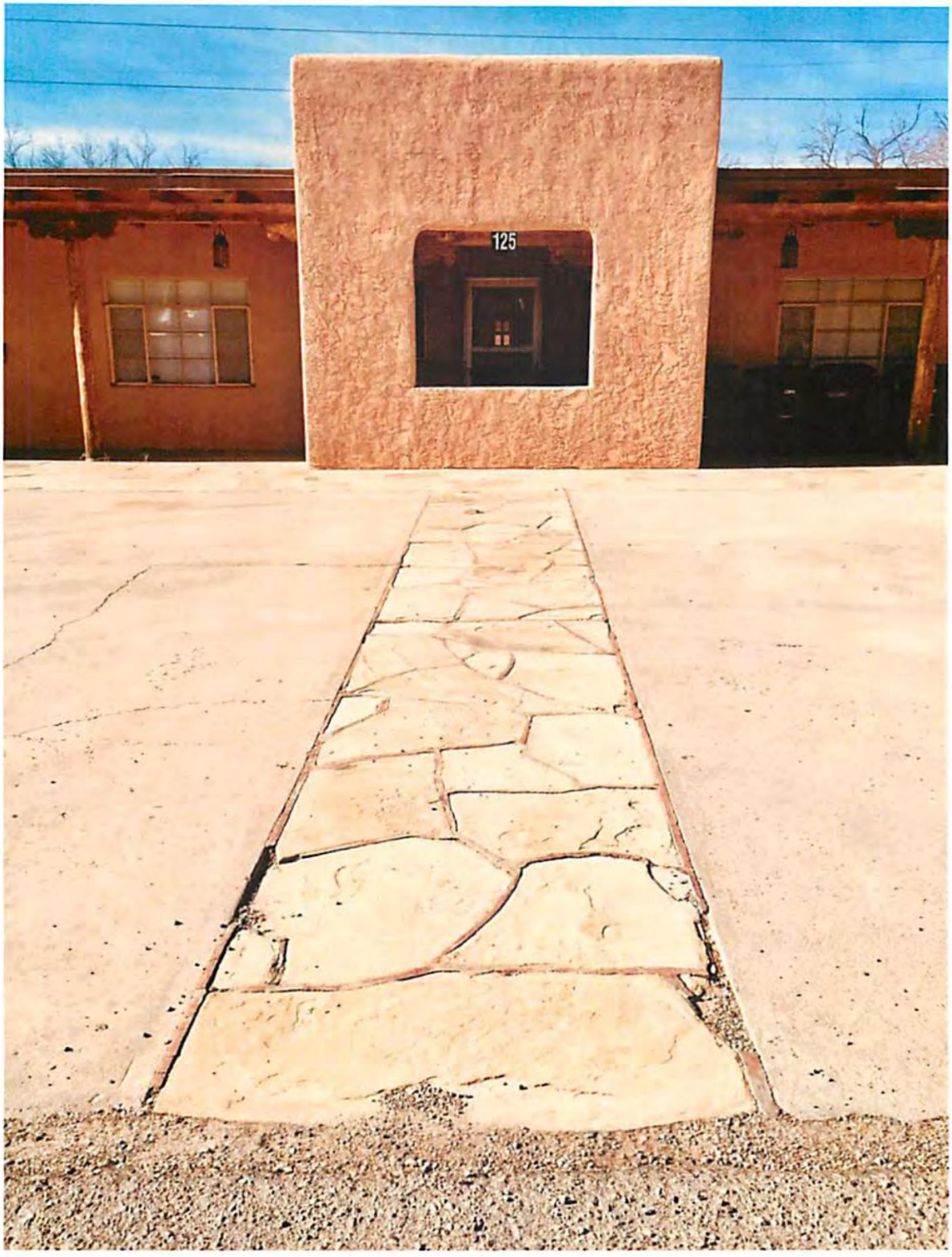
Historic Resources Evaluation



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.

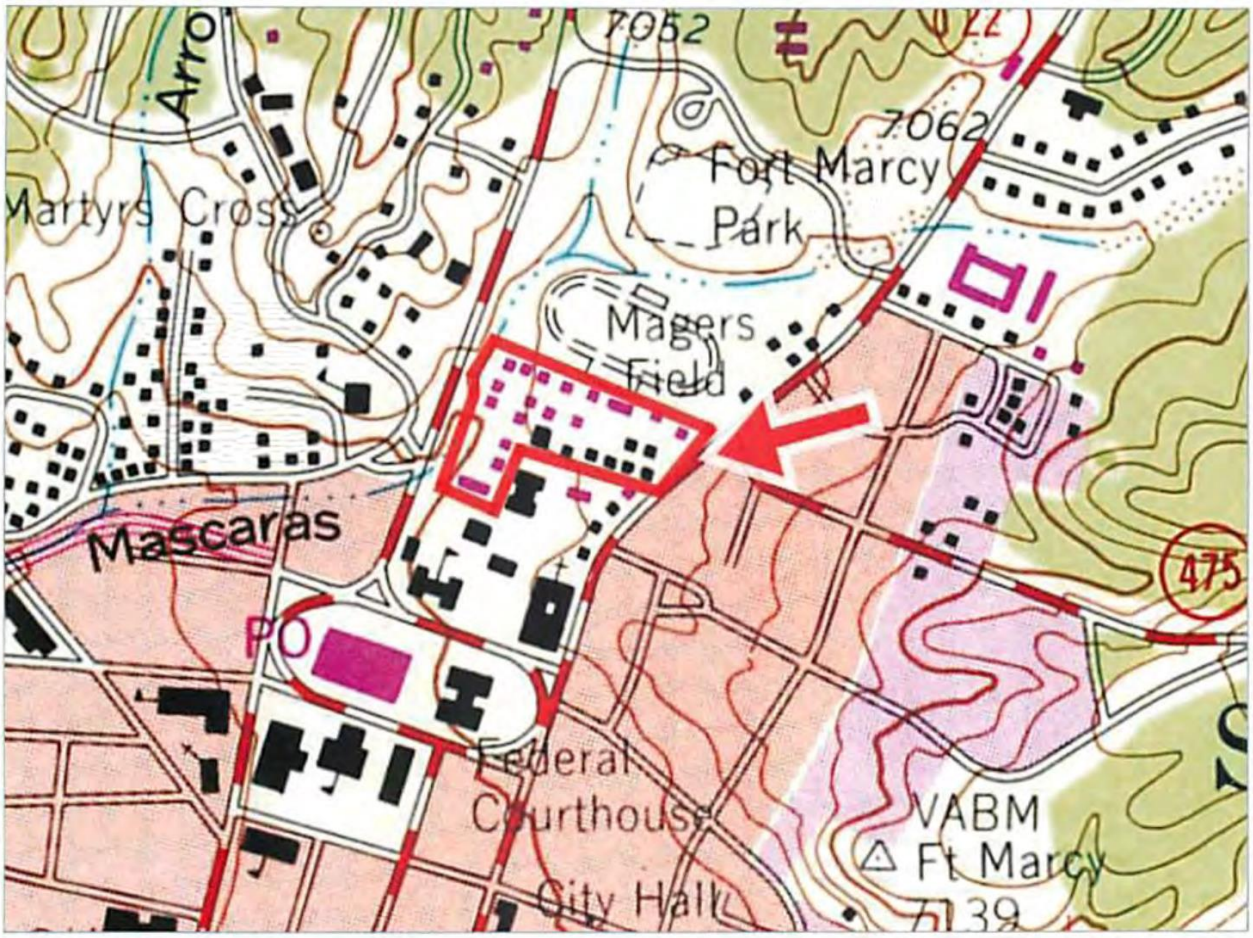

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

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]

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[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.

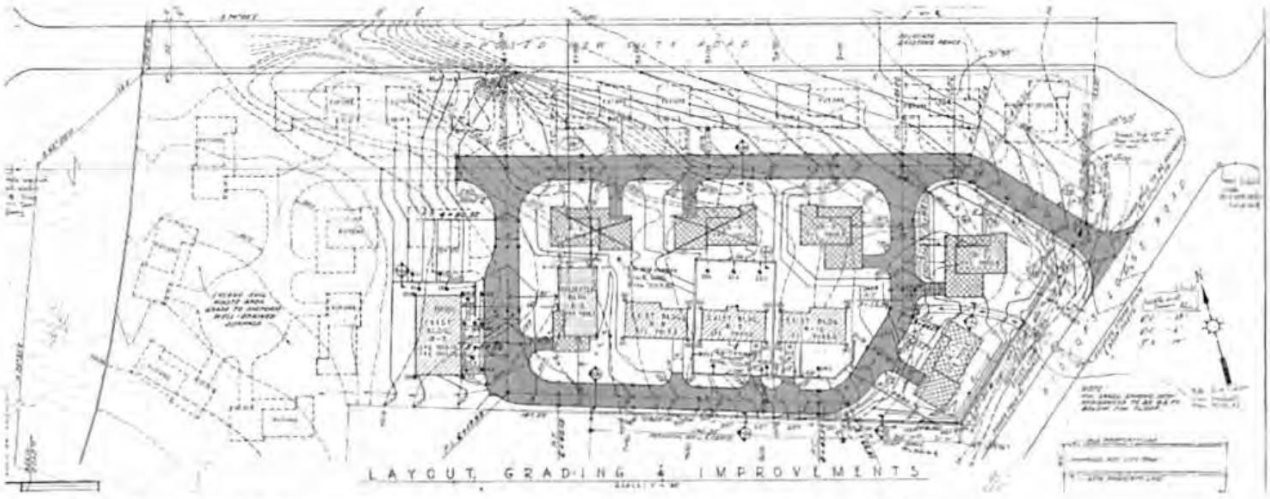

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

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).

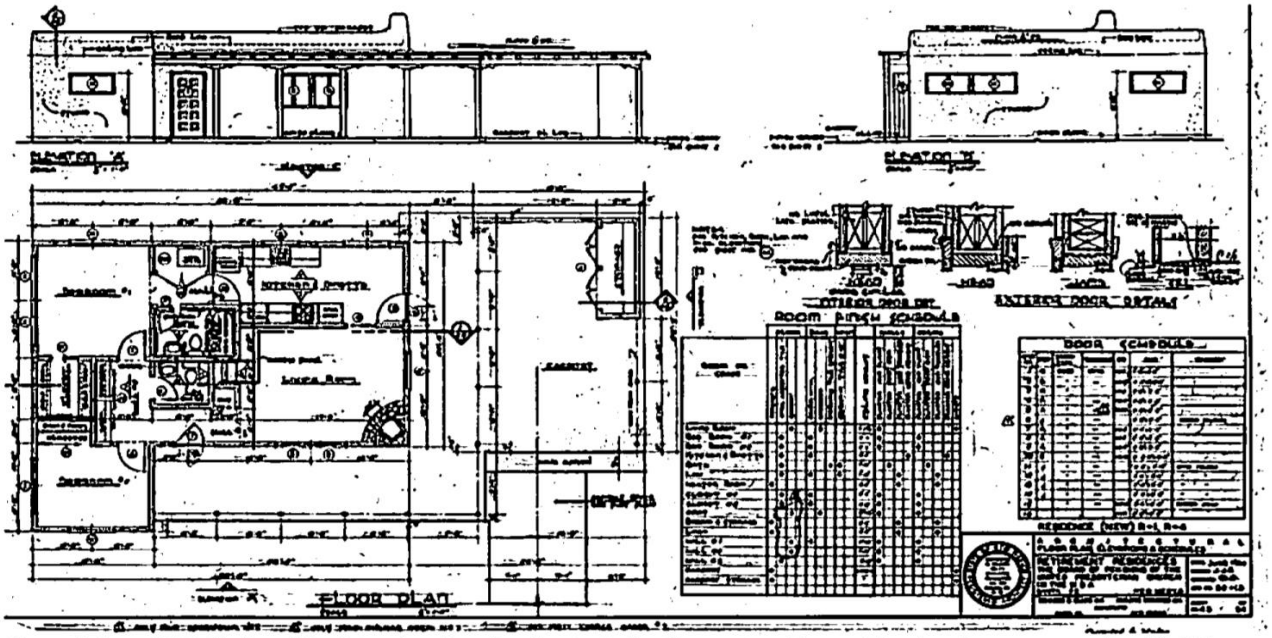

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

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.

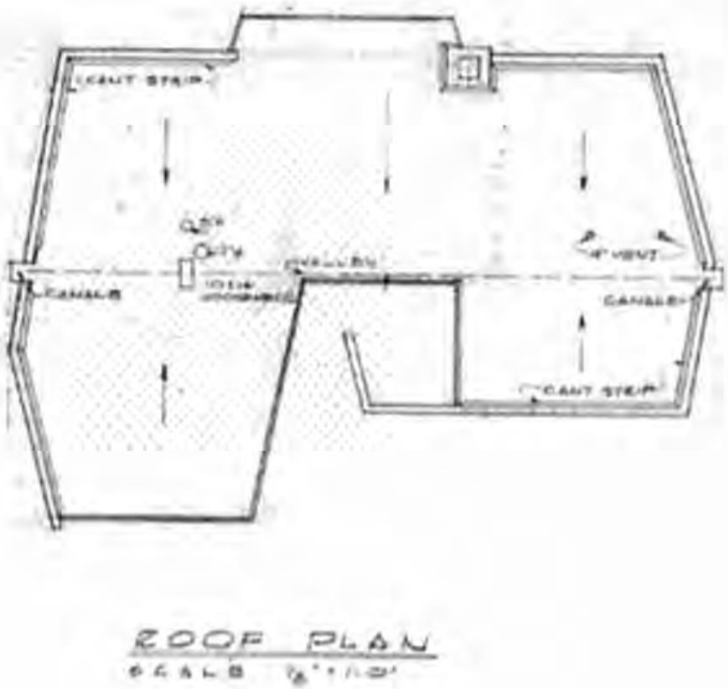

Figure 9: Roof plan for 109 Camino Santiago, 1963.

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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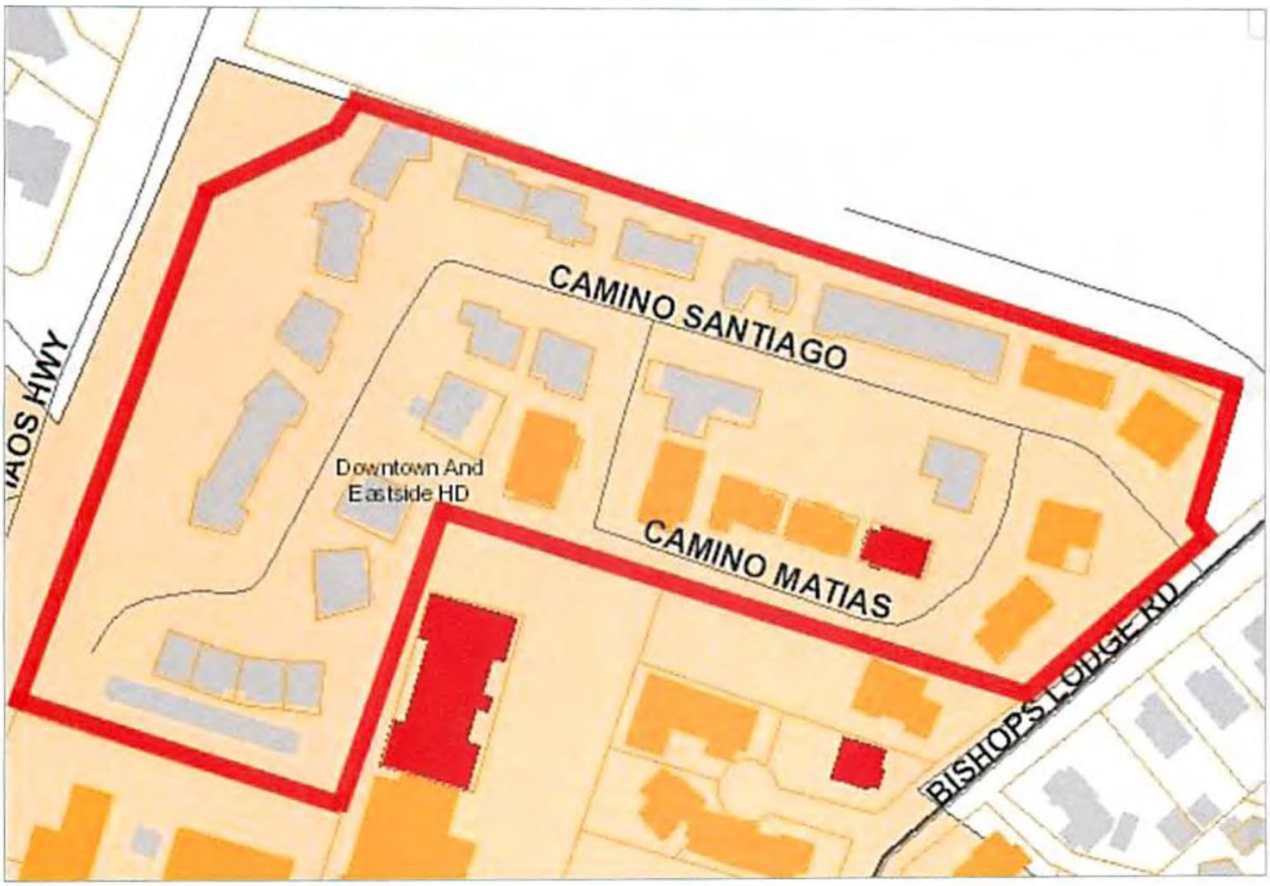
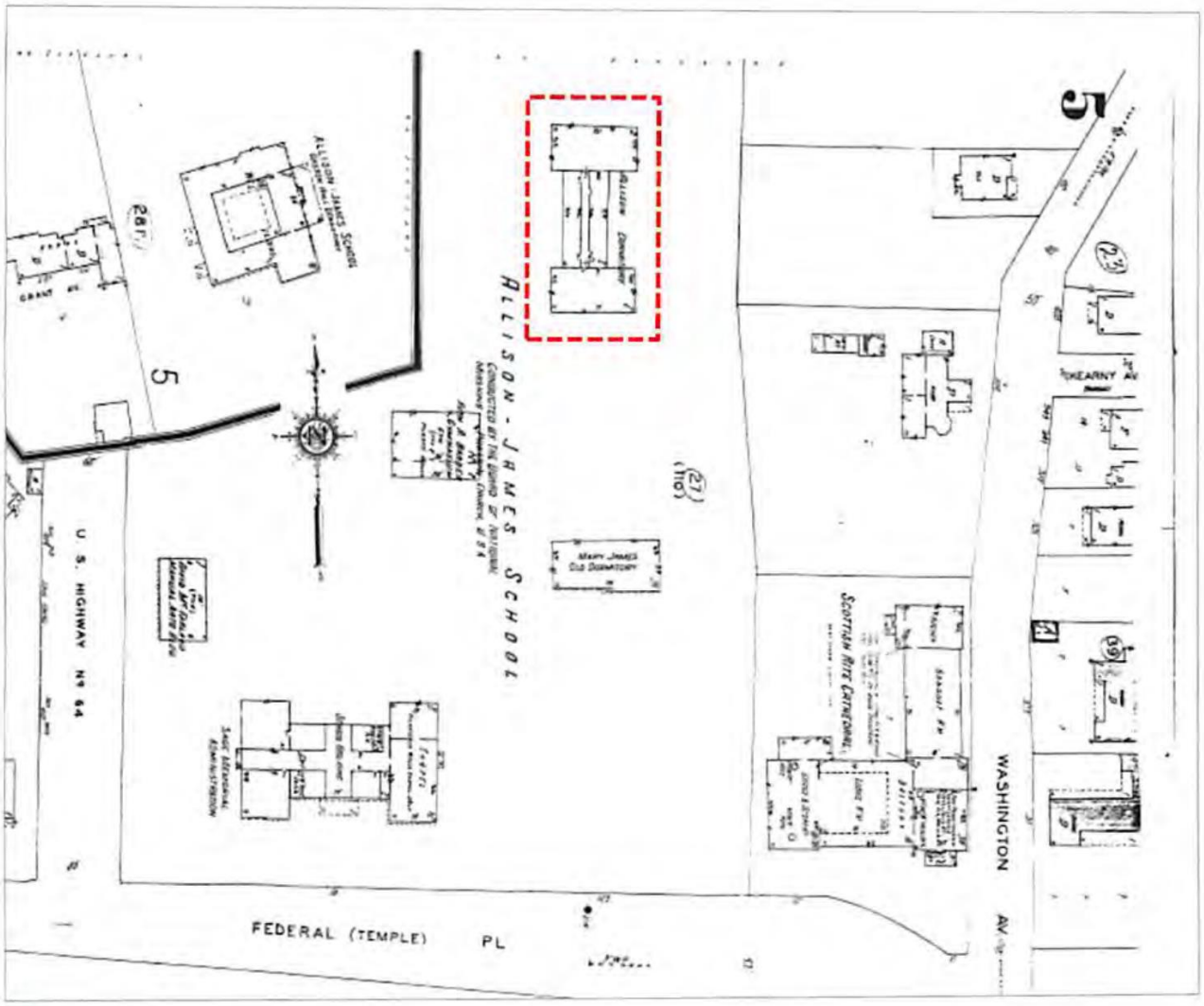
X. Maps and Aerial Photographs



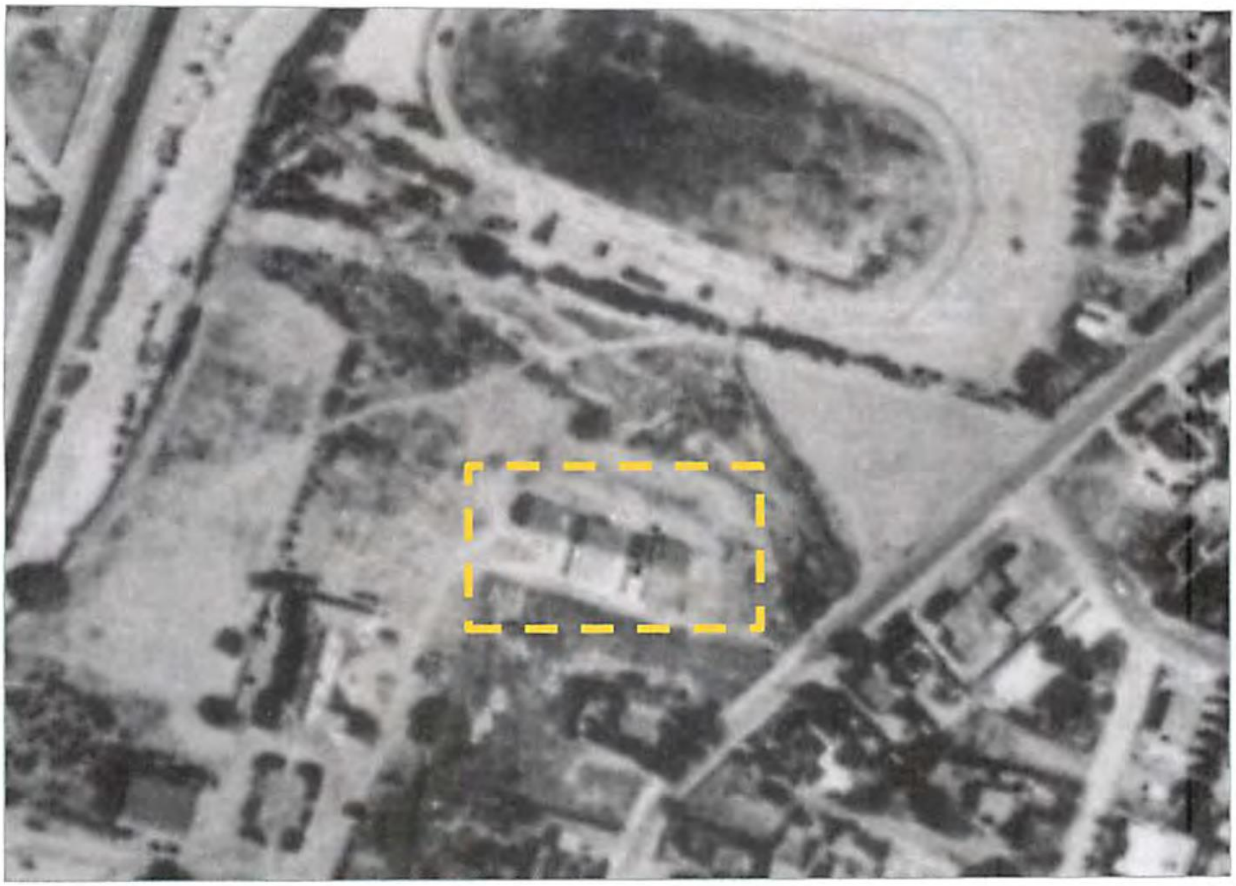
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



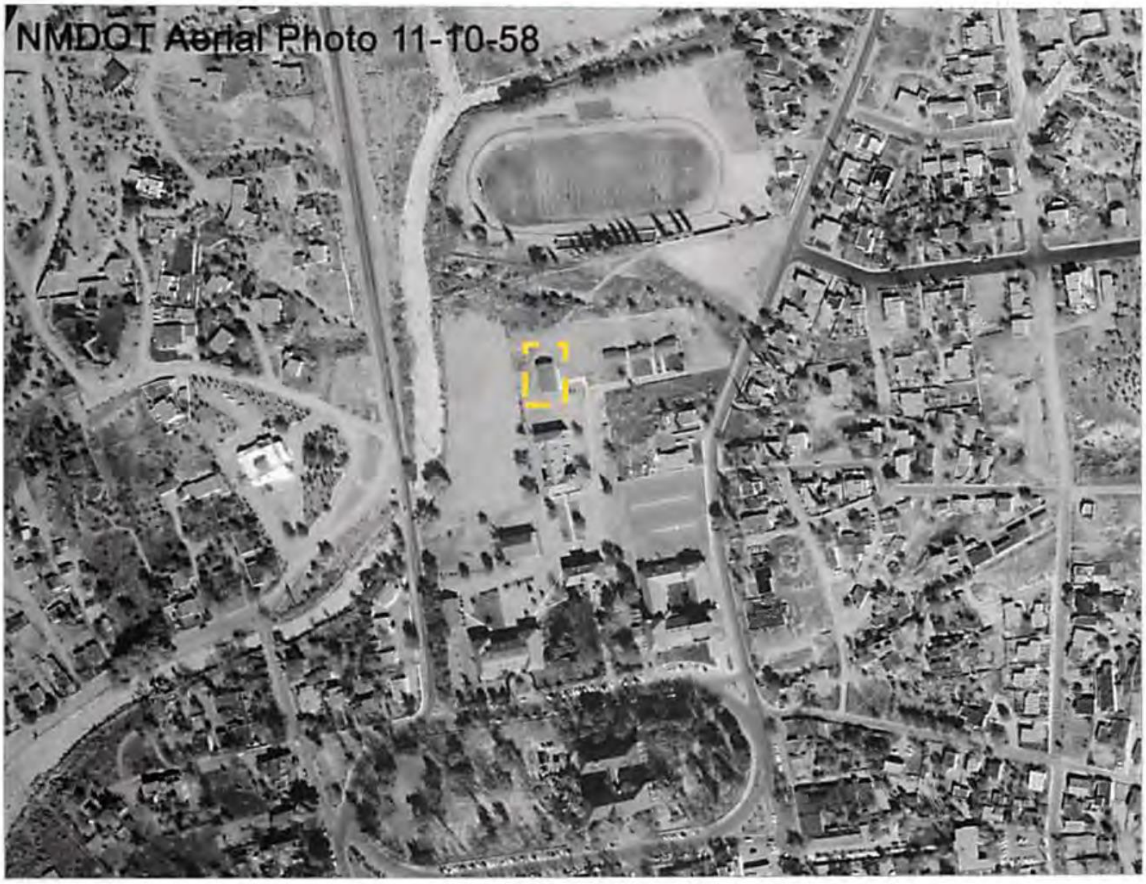
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



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).

---

[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.

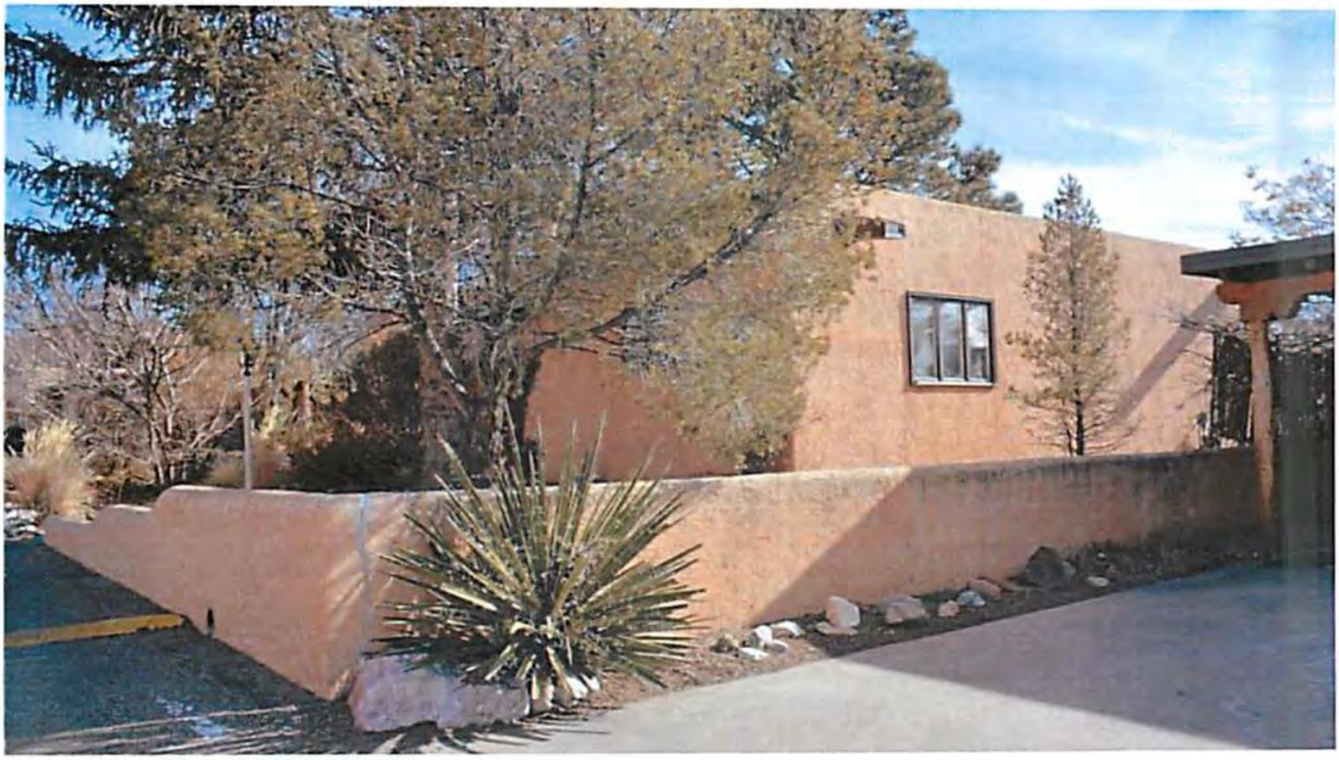
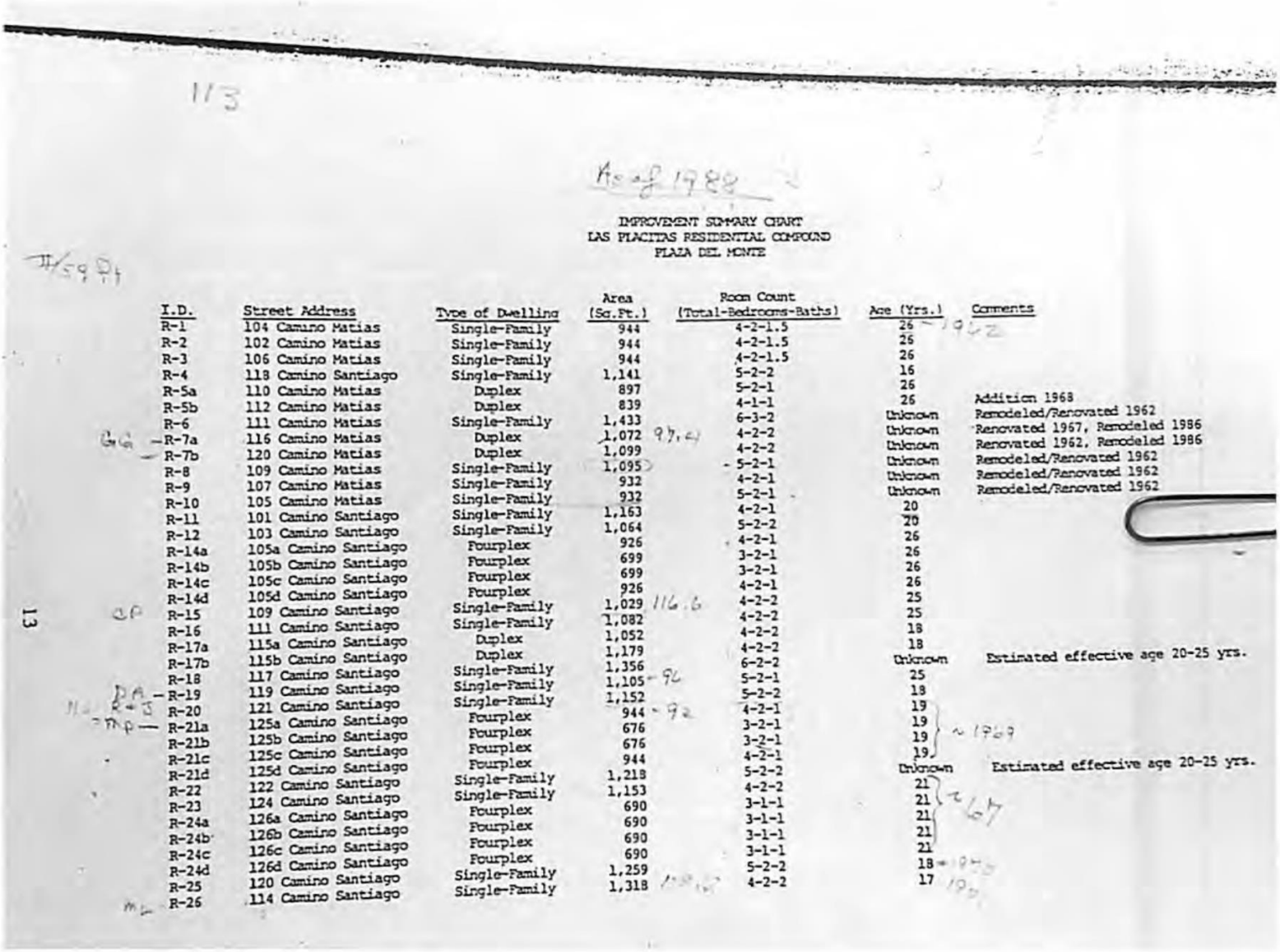


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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	~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	~1967
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	

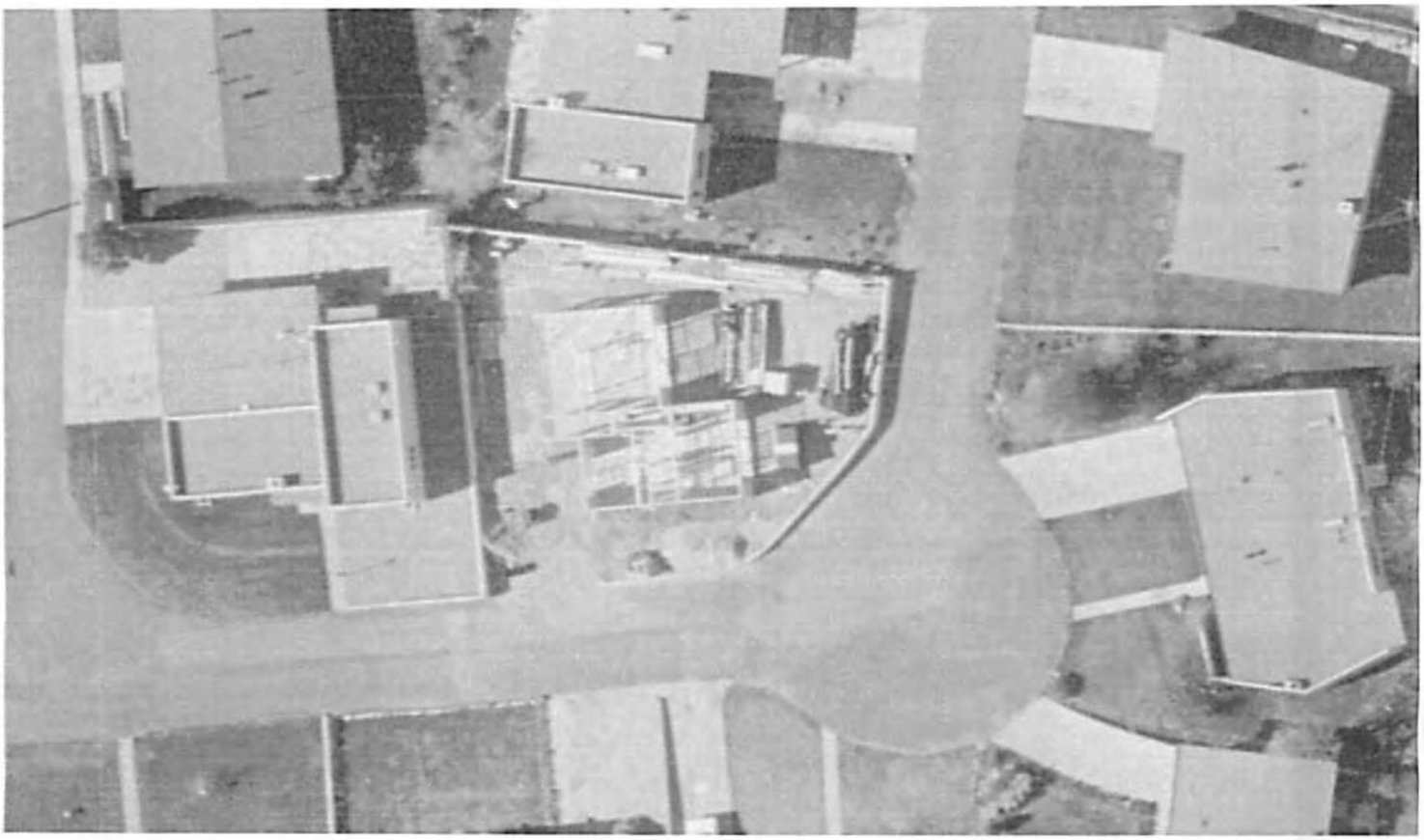
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



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

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[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

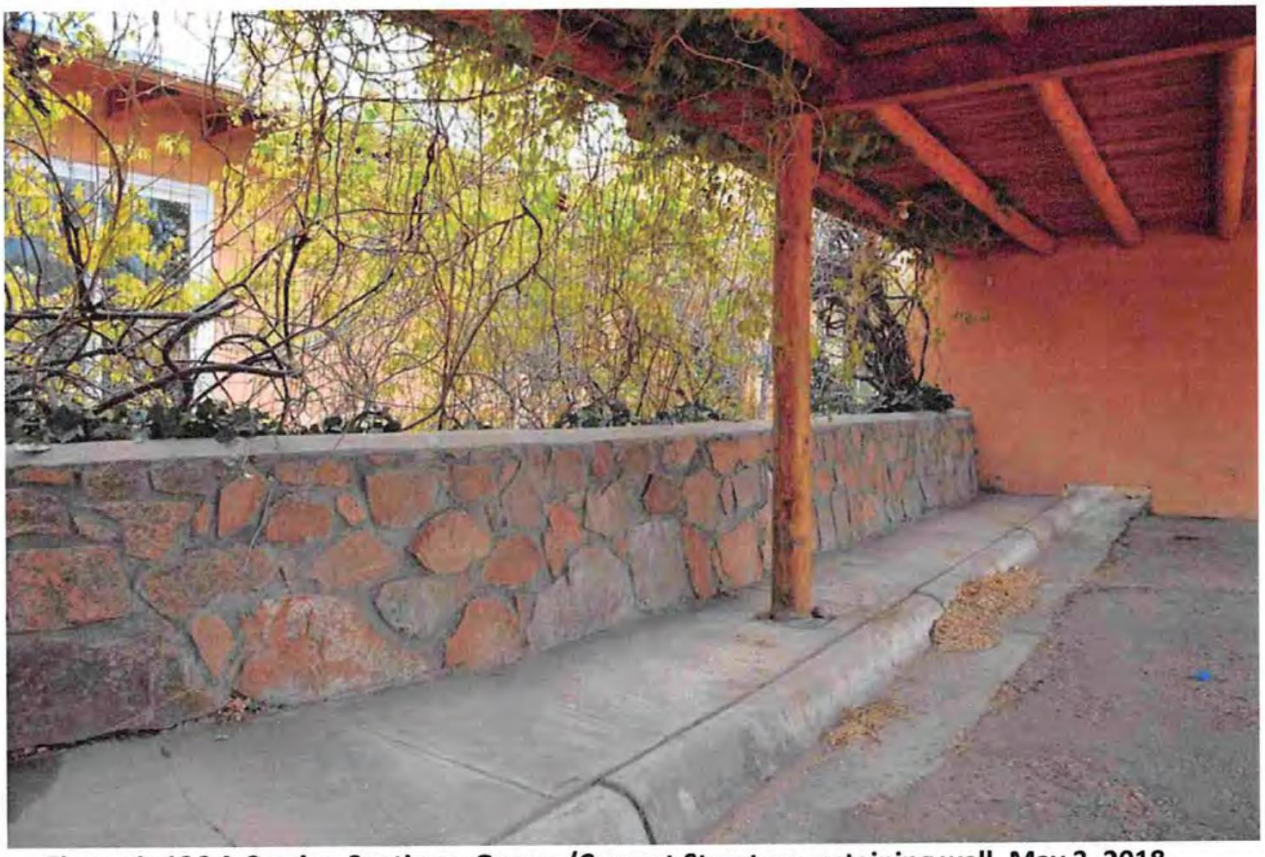


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.

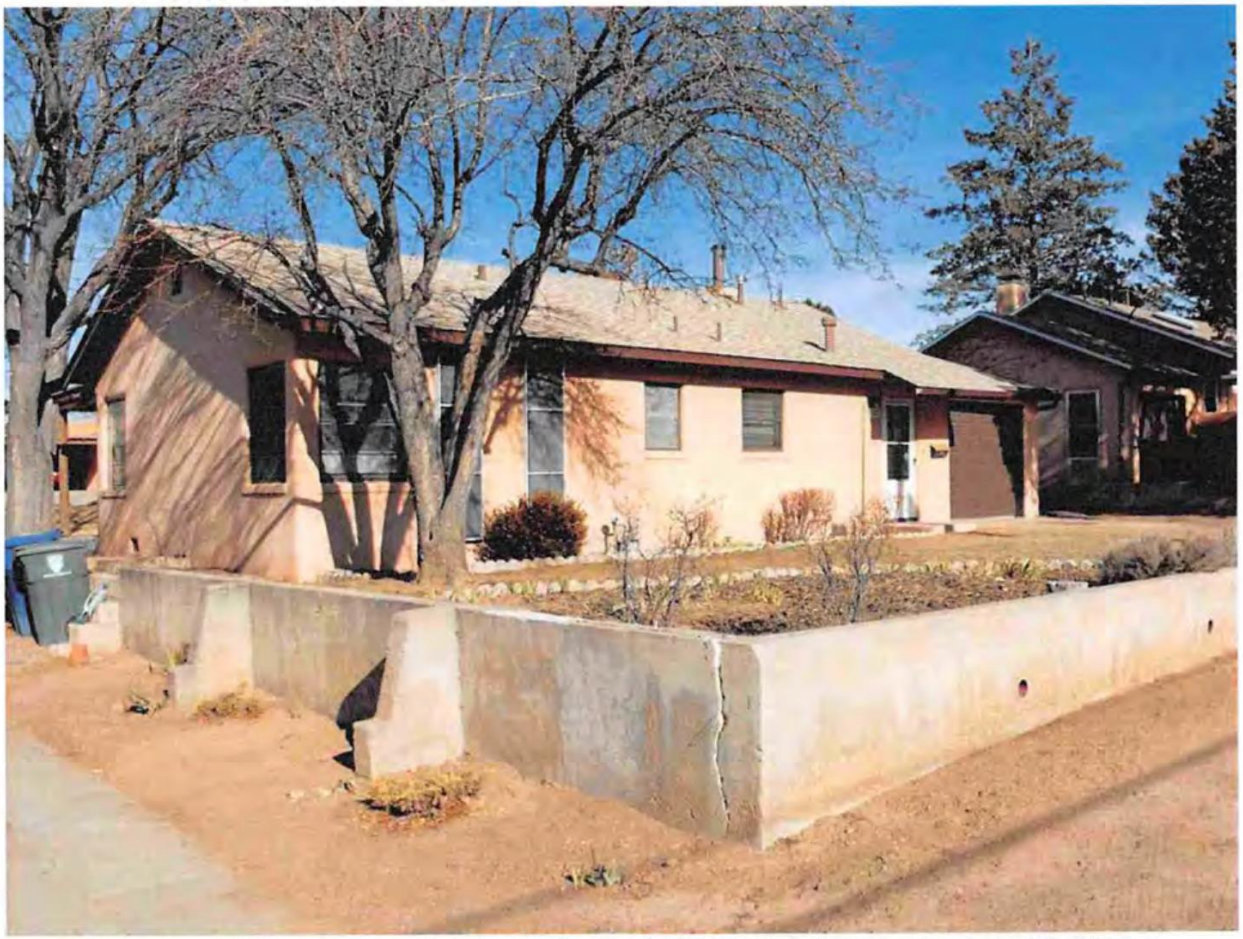


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

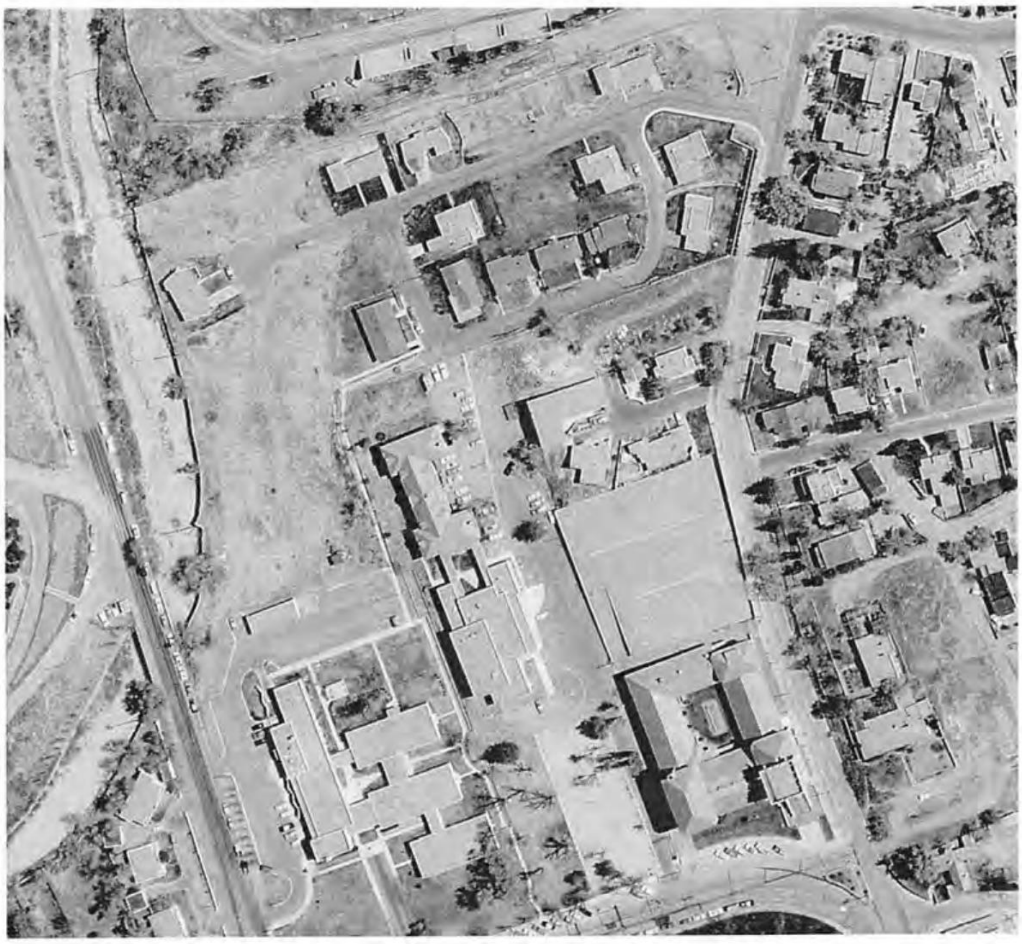


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.

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	

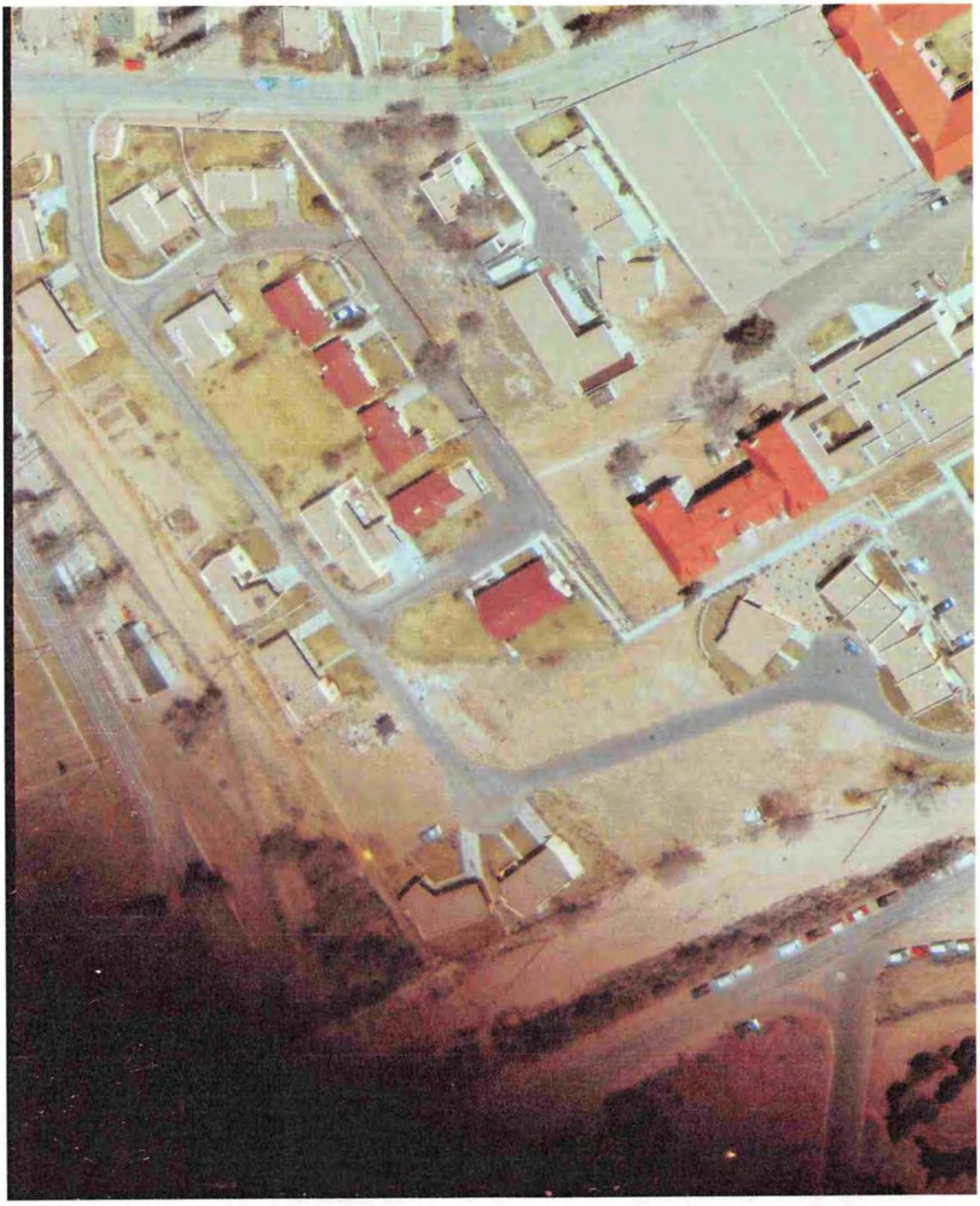
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



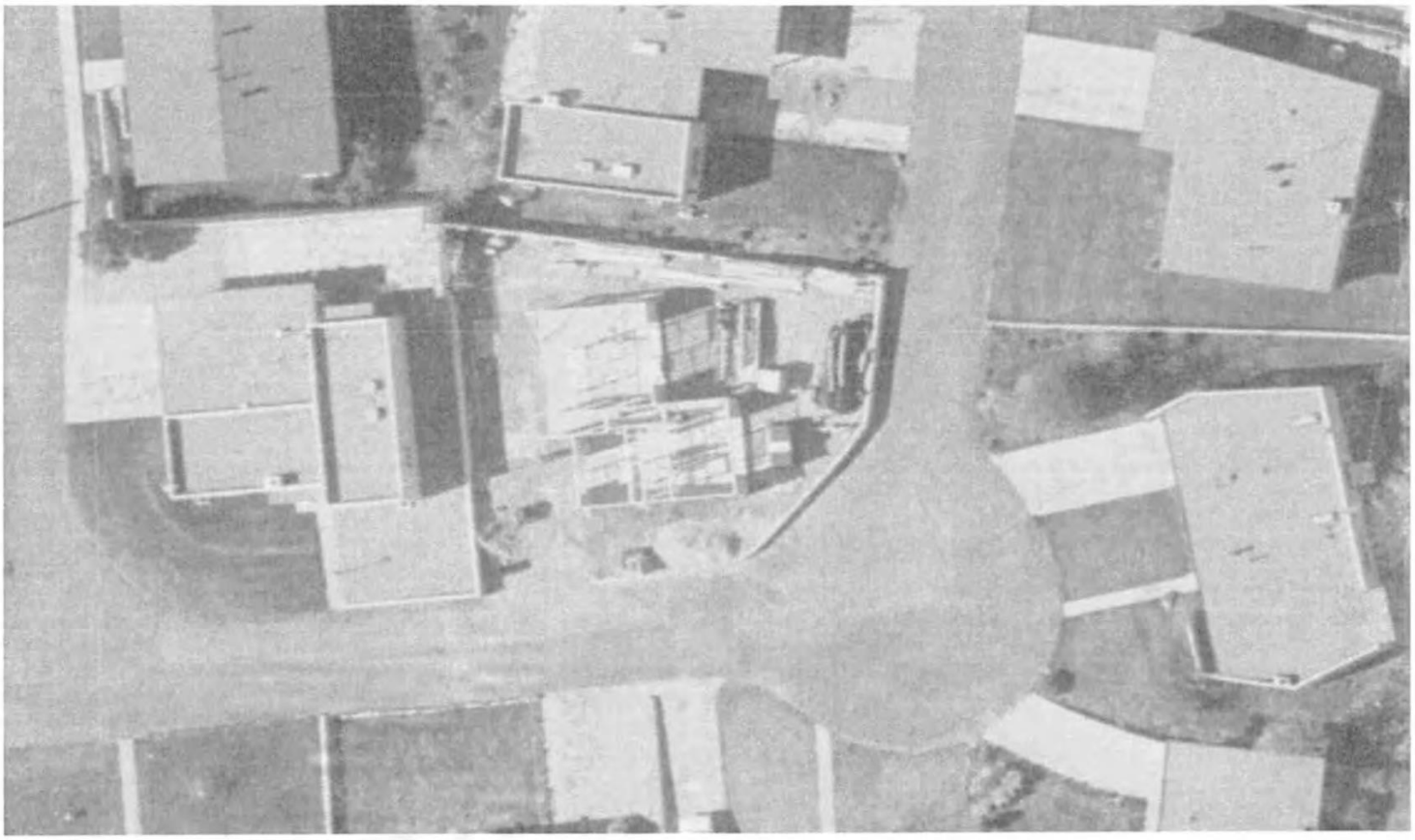
Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.



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.

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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

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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.

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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.

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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 - 98	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.

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

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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

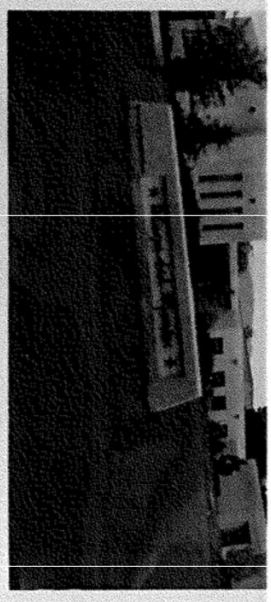
The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

CERTIFICATION

This certifies that effective February 11, 1988, the estimated values ot the subject of this report are:

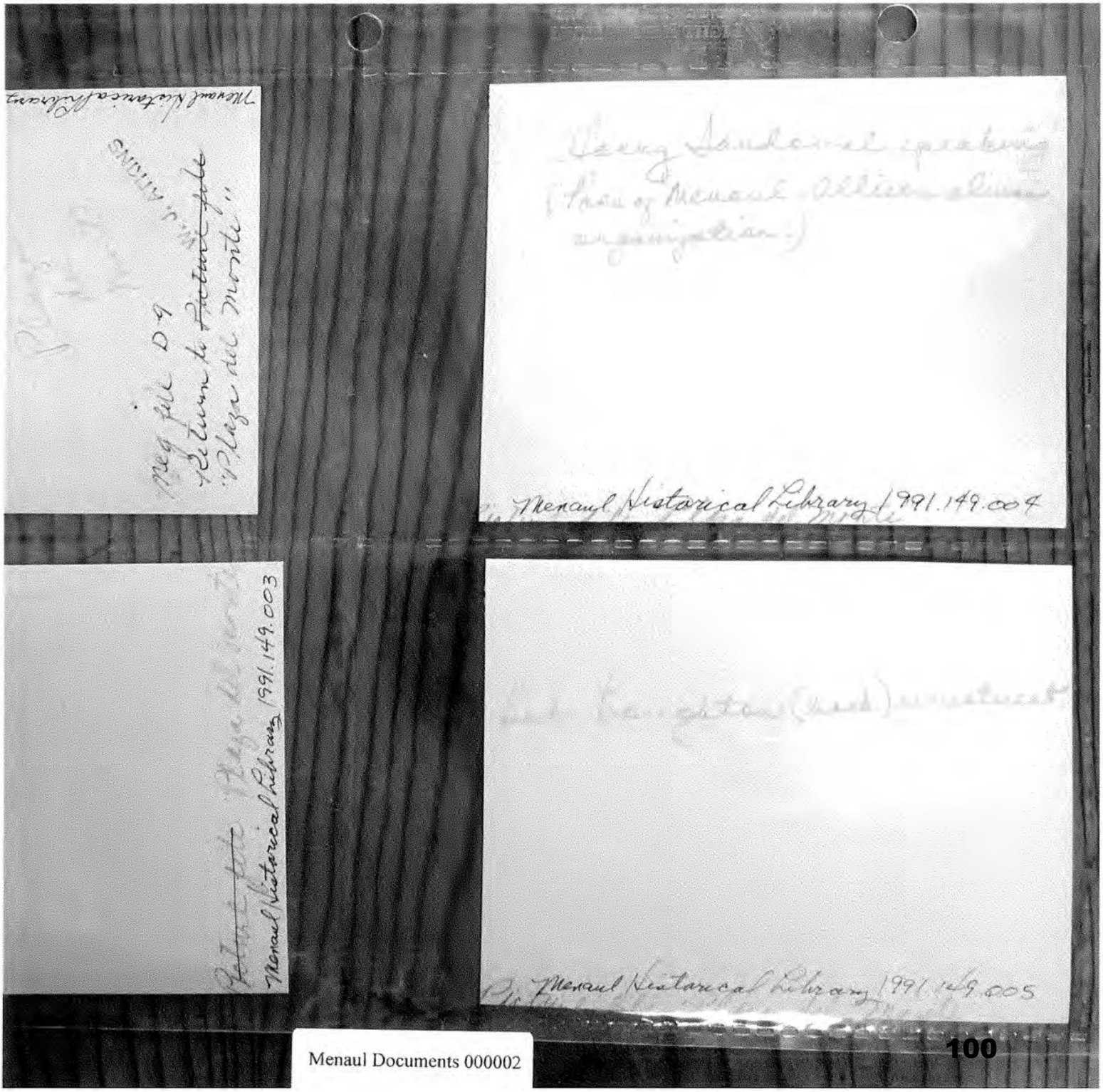
	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 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










Menaul Historical Library 1991.149.004
Menaul Historical Library 1991.149.003
Menaul Historical Library 1991.149.005

PLAZA DEL MONTE



A Lively Retirement Community

owned and operated by

THE BOARD OF PENSIONS

of the

Presbyterian Church (U.S.A.)

Plaza del Monte's dedicated and efficient Staff of over 20 persons, who serve in food service, housekeeping, building maintenance and grounds keeping, is under the direction of the Residence Manager.

ELIGIBILITY . . .

Retired ministers, missionaries (Fraternal Workers, Overseas Associates, or International Substitute Service Appointees), and commissioned church workers of the Presbyterian Church (U.S.A.), and their spouses (or surviving spouses), are eligible to register for housing under the Homes Program. Registrants must have attained age 65 and served the Church for at least 20 years by the time housing is required. Exceptions to the age and service requirements may be made in case of special need if housing space is available.

FOR INFORMATION, please write:
The Homes Administrator
The Board of Pensions
1834 Arch Street
Philadelphia, PA 19103

427 Paseo de Peralta
(at its intersection with Old Taos Highway)
P.O. Box 1888
Santa Fe, New Mexico 87504-1888
Telephone: (505) 982-8539

Manual Documents 000006

St. Vincent Hospital, offering all the services of a modern acute care hospital, is within a ten minute drive of Plaza del Monte.

La Residencia, just six blocks away, is a 135-bed intermediate care facility operated by Presbyterian Medical Services. The Board of Pensions has entered into a contract with PMS for a preferential use of eight beds on an "as available" basis, thus offering a continuum of care from independent living to nursing care in Santa Fe. Casa Real and Four Seasons are skilled care nursing facilities located just ten minutes from Plaza del Monte.

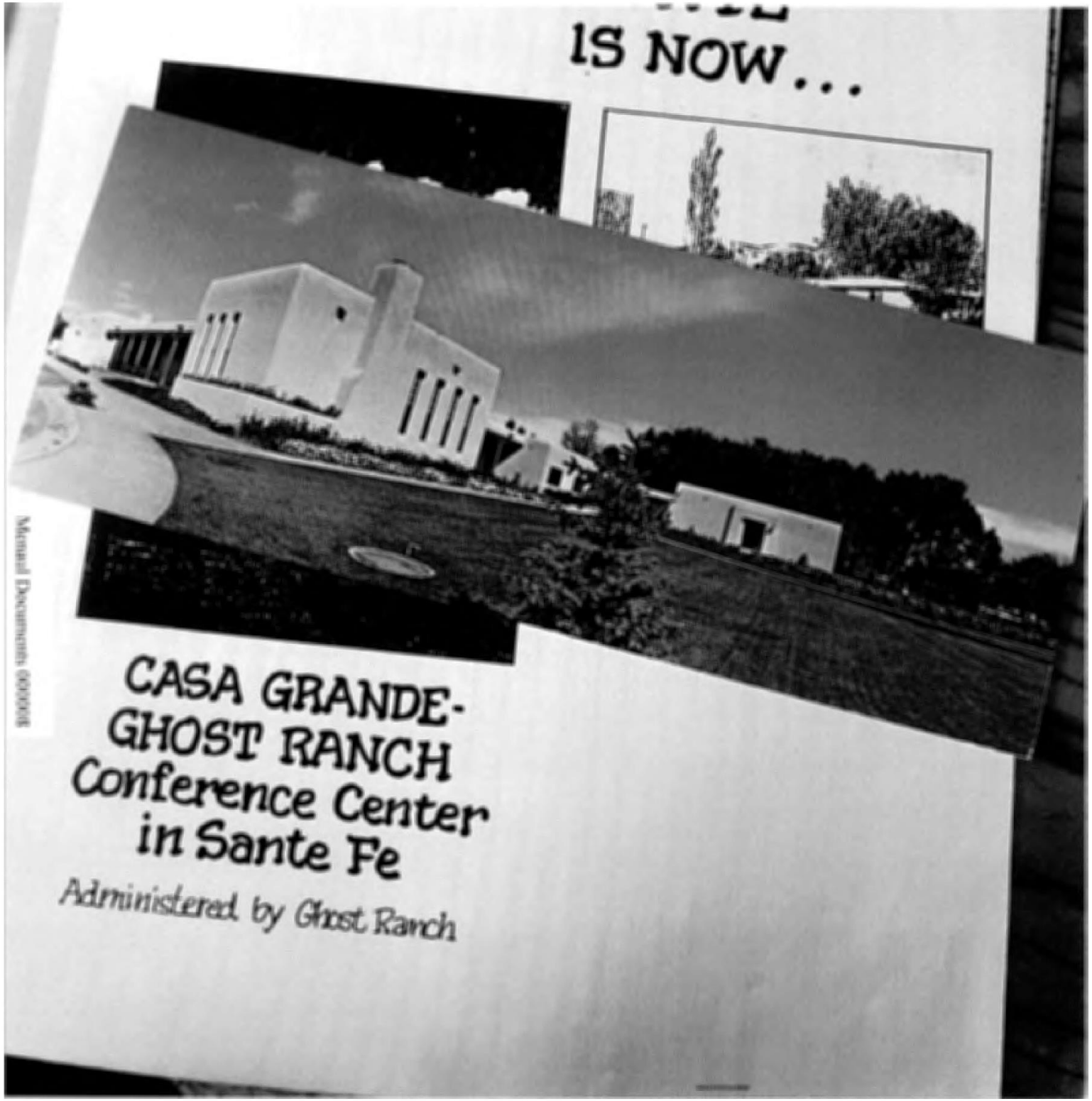
Two Presbyterian Churches are conveniently located to our shopping centers and other needed facilities.

Santa Fe has an unusual public transit system - a subsidized taxi service so residents may remain independent even though they no longer drive their own cars. Plaza del Monte's two modern air conditioned vans, with Staff drivers, provide transportation to medical appointments as needed, to shopping twice weekly, to Church activities - and - to places and events of interest in Santa Fe, Albuquerque and the surrounding area. A weekly newsletter, the *Calendario*, keeps the Plaza del Monte residents informed about all the planned parties, activities and outings.



Plaza del Monte includes Las Placitas, 41 individual one and two bedroom homes; and, La Casa Grande, a congregate living facility for 35 residents. The architecture reflects the Spanish tradition in an old Pueblo adobe style, well suited to the arid Southwest. Air conditioning is not needed in the mild mountain climate. At 7,000 foot elevation, days are rarely uncomfortably warm and nights are always cool; mild winters bring overnight snows gone by midday. Plaza del Monte is a lively community, offering a unique life style tailor-made by you!





Manual Documents 000008

DEL MONTE
IS NOW . . .
CASA GRANDE-





LAS PLACITAS...

41 apartments and houses administered by Presbyterian Medical Services

CASA GRAND - GHOST RANCH Conference Center in Santa Fe administered by Ghost Ranch

Manual Documents 000010

Manual Documents 000011



PLAZA DEL MONTE

Retirement Center

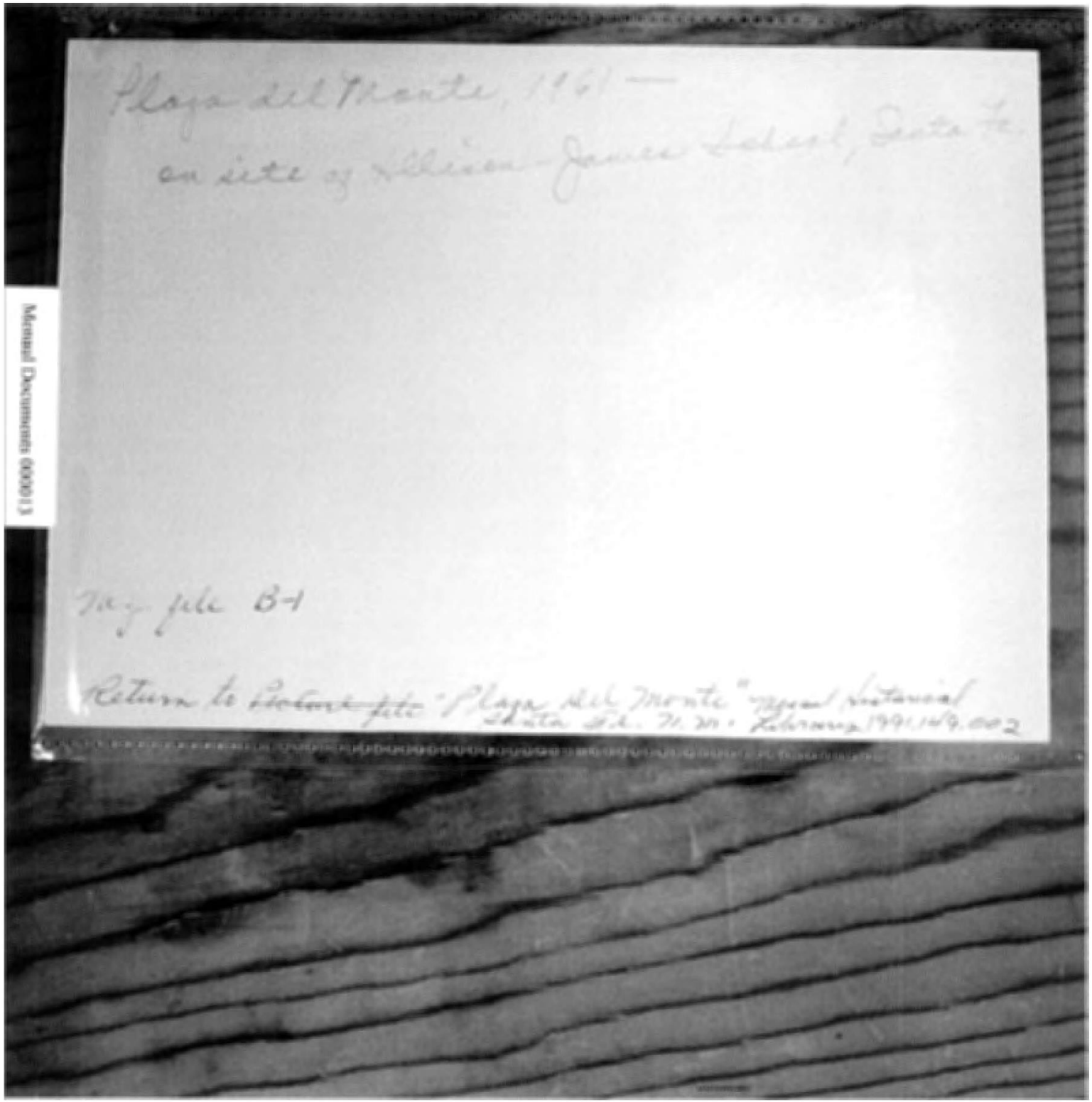
Northern New Mexico
+ Southern Colorado

Presbyterian Medical Services operates on the principle that "healthiness" is a basic human right, rather than the privilege of those who can afford it. Before the national health care crisis of the 70's exploded, PMS already had pioneered a system for providing comprehensive health care to rural people in poverty-stricken areas of southern Colorado and northern New Mexico where the median annual family income is still less than $3,000.

Santa Fe

1961–1988


Mental Documents 000012
7/200



Manual Document 00013



Co-directors of Plaza Rosolana Study and Conference Center, Kathleen Jimenez and Michael Chamberlain, are married to one another and share the responsibilities of running the center that they took over in 1990.

Talent abounds in 'down-to-earth' Española



Belle Becker

IS NOW...



CASA GRANDE-
GHOST RANCH
Conference Center
in Sante Fe

Administered by Ghost Ranch

Menaul Documents 000017

Greetings
from
Plaza del Monte
PO Br 1888
PRESBYTERIAN HOME
SANTA FE, NEW MEXICO
87501

DEL MONTE IS NOW . . .



fred patton and associates
advertising and public relations
motion pictures
418 montezuma
santa fe, n. m.

F.
MEDIC.

CASA GRANDE-

Menaul Documents 00018





LAS PLACITAS...

41 apartments and houses administered by Presbyterian Medical Services

CASA GRAND - GHOST RANCH Conference Center in Santa Fe administered by Ghost Ranch

Mutual Documents 000019

Menaul Documents 000020



PLAZA DEL MONTE

Retirement Center

Santa Fe

1961–1988

Presbyterian Medical Services operates on the principle that "healthiness" is a basic human right, rather than the privilege of those who can afford it. Before the national health care crisis of the 70's exploded, PMS already had pioneered a system for providing comprehensive health care to rural people in poverty-stricken areas of southern Colorado and northern New Mexico where the median annual family income is still less than $3,000.

Allison - James closed ...
almost 100 yrs old (93 yrs)
Claza del Monte opened by Board of Pensions on Nov 16, 1961

Buildings
Building began in 1905 - opened 1908
New bldg served as dormitory for 37 boys
for classes boys joined girls at little brick school house near Allison

In 1930 New Adm

"In 1952 the principal reported an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages."

Claza del Monte sold to Short Ranch of Albuquerque and Presbyterian Medical Services. Announced in Public Service announcement to all media on January 10, 1990 - see announcement from the Board of Pensions of the Presbyterian Church in Box 20.04

The Presbyterian Church acquired the 9.1 acre Claza del Monte property in 1866. operated as Allison - James from 1880 - 1959 Served as retirement Community Service 1961.

you are Welcome to my notes! Gloria

Take with you.
Gloria

Plaza del Monte Spectrum

NEWS & VIEWS

1983
Volume XII NO 3





La Tierra del Encanto



1869

Before Plaza del Monte

The history of Presbyterian work in Santa Fe goes back to the first continuing Protestant missionary work in this area, in November, 1866. The Baptists had tried to establish a mission in 1849, and the Presbyterians in 1850, but neither was permanent. The first Presbyterian missionary became interested in the Union cause and left the ministry to found the SANTA FE GAZETTE.

In response to a need felt by the Board of Domestic Missions of the Presbyterian Church, the Rev. David McFarland was sent to "the morally dark and destitute regions" of the Territory of New Mexico. In 1866 he arrived in Santa Fe, a town of adobe houses, with muddy or dusty streets, hoping to establish a work "to overcome disease, infant mortality, ignorance, superstition, and poverty - and to transform lives with joy, hope, and faith which only Christ can give." It was reported: "there has been instilled into these people deceit and untruthfulness for generations and generations. That is why we are here."

The first motive had been to distribute the Scriptures but McFarland saw a chance to gain influence over young minds, and finally to reach the adult population by establishing missionary forces to occupy the whole territory in connection with a school in Santa Fe. He began an amazingly successful program - which had developed 40 stations before its end.

Mr. McFarland immediately began a church - which first met in the Senate Chambers of The Governor's Palace, and a school which met in a two room adobe house on Palace Avenue, one room of which served as living quarters. Over 40 persons were present at the first service; and the school which later became the Allison School, began with 30 pupils, 10 or 14 of whom boarded regularly at his home.

1866

When time came for the organizational meeting of the new church, it was held in the parlor of Governor Robert Mitchell because the janitor of the Senate Chamber had failed to lay a fire and had disappeared with the key.

Within a year the school had grown too much for Mr. McFarland to handle. Mrs. Alexander, wife of the Colonel at the Fort, enlisted help of folks in her home church, and the Auburn N.Y. Bible Society raised $500 to support a teacher in Santa Fe; and Charity Ann Gaston of Knoxville Illinois (later the wife of John Menaul) became the teacher.

The school grew, and expansion became necessary. In 1869 a two room adobe, built by the Baptists in 1849 and abandoned, was brought and refitted as a church and school. Its condition can be seen in the picture above: the roof leaked; sand, rain, and snow blew in; and when the wind shifted the stoves smoked so badly they could not be used. There were no lamps, kerosene costing $5.00 a gallon, and candles could only "make the darkness visible." But the school met a need and soon was known across the country and even in old Mexico.

Everything was not always rosy. Archbishop Lamy was opposed and threatened excommunication for any who sent their children to school in a building used as a Protestant church. Attendance dropped from 40 to 12, but some of the pupils came back, and others soon filled the gap. At one point relations were so unfriendly that the newspaper reported: "a guard of soldiers had to be promised to escort Santa Fe Presbyterians to church."

In 1870 Sheldon Jackson described his arrival, by a six-mule team at a gallop, in "Strange Santa Fe" - as rolling "past low hovels, dirty children, and barking dogs of the poor." He sent word to the church at large that "the leaven is working, and from all parts of the territory...letters are received asking for admission for their children, but there is no room for us." The blessing has come. In answer to the prayers of the church, an opening has been made." Not surprisingly, his report was accompanied by a plea for help to buy "a large suitable building" being sold for taxes. "The King's business requires haste," he wrote. "Who will feel? Who will pray and give?"



1881 1903

It was in 1881 that Matilda Allison came to take charge of the growing school. She had been a missionary in Mexico, and claimed to have held the first prayer meeting to be held west of the Missouri border - in Santa Fe in 1848, when she was visiting here.

When she came the school had 23 pupils - 7 Spanish-speaking, 6 black, and 10 Anglos. Another old adobe was acquired, with 11 rooms, badly in need of repairs. And there was constant growth during Miss Allison's leadership which was to last for 23 years. There was no charge for tuition, and books were free to those whose parents could not pay for them. But from the beginning parents were encouraged to pay what they were able. Some of the contributions in lieu of tuition seem strange in modern times. In 1895 such payments included: "8 strings of chili, 1 sack of cornmeal, 1 sack of onions, $15 worth of wool, beans and chile, 1 Navajo blanket, 5 chickens, 3 strings of chili, 1 box of grapes, and 2 dozen eggs."

It would be unwise in such a history as this to cover all of the changes and additions, but among the highlights which should be noticed is the establishment of the Boarding department

(continued next page)

Menaul Documents 000025

in 1884. "The fame of the school was spreading all over New Mexico, Colorado, Arizona, as well as old Mexico. People came from all directions offering produce, livestock, and wood, and such, so their children could be there. So great was the response from people that it was decided by the Board to make this a boarding school for girls."

On her retirement in 1903, Miss Allison was commended by the First Presbyterian Church for her contribution to the school's growth and for the extension of "her influence so widely through New Mexico in brightening the home life and developing Christian character." And it was decreed that hereafter, "this school which had been known as the Presbyterian Boarding and Industrial School for Girls will hereafter be called the Allison School."

The work of the school was praised throughout the Territory. A former School Superintendent, A Roman Catholic and a Mexican, wrote that "This school did more for New Mexico than any other institution in the Territory."

With this evidence of success it is no great wonder that the Board of Home Missions envisioned a similar institution for boys, and appropriated $50,000 for that purpose.

Nor was the city blind to the value of the Presbyterian school in its midst. When it seemed likely that the boy's school would go to Albuquerque where the Board owned land, the city Fathers told the Board that because of their appreciation "the site shall be yours without cost, donated by the citizens of Santa Fe."

Governor Prince argued for the Santa Fe location, publishing his argument in the newspaper: "To plant such an institution in a place where the example before the eyes of the pupils is continually bad, where Sunday is never observed, where saloons and gambling houses and places of worse repute are most conspicuous features, would seem to me to do harm rather than good." The people of Santa Fe got busy and secured land for the school. The NEW MEXICAN started a subscription to raise $1,000 - and was successful in one day.

Years later when ground was broken for a new building for Plaza del Monte on the ground once occupied by the school for boys, two large brick pits of unknown origin were uncovered. It turned out that they had been part of the Santa Fe Gas Company which had once occupied the land contributed for the school. Mrs. Bernadito Atencio (then Roybal), widow of the man who was minister of the Embudo church for over 20 years, remembers when one of those pits was used for feeding pigs, and recalls when she was a student - and tried to ride the pigs.



1908 1912

The building, begun in 1905, was opened in 1908, and the school was named for Mary, (Mrs. D.R.) James, a gifted and consecrated leader in mission work developments, and first president of the Woman's Board of Home Missions. One of the buildings, and one of the horses at the Allison school, were named for her, as well as the new school.

The new building served as dormitory for 37 boys, with dining room, kitchen, and rooms for the superintendent and his family. For classes the boys joined the girls at the little brick school house near the Allison Building.

After 5 years the coeducational work, begun with hope that coeducation might solve the problem of establishing future Protestant homes among Mexicans, had not fulfilled the hope, and it was decided to concentrate work for boys at Menaul, making the Allison-James school a girls' school.

Changes came fast during the next few years. In 1919 the primary grades and High School were dropped. In 1924, under the leadership of Ruth Barber, the school became an accredited 4-year High School. In 1927 the property on Grant street was offered for sale, with a decision to build up the campus at Mary-James, north of Federal Place. A new dorm in 1930 brought all the students to one campus. In 1934 it was decided to make Allison-James coeducational. Menaul became a Senior High School and Allison-James a Junior High Boarding School, with grades 7-9.

The curriculum and program which made the school so outstanding varied over the years with these changes in the make-up of the student body, but this description of the program from a report in 1934-35 will help to understand the nature of the school's influence: "A very real effort was made to so work out the curriculum to meet the needs of the pupils and at the same time prepare them for a more abundant life in their home communities. It covered weaving, - starting with raw wool and completing blankets, - woodwork for the 7th and 8th grade boys, especially helping them to make things from rough lumber and things which could be used in their homes, - home economics for the girls of the 7th and 8th grades, Bible for all groups and other regular academic subjects. The boys were given a period from school hours to iron their own shirts. The girls did all of their own washing and ironing under supervision of the laundry supervisor. Of course, as has always been the case, the students did all of the work about the buildings and campus under supervision of laundry, kitchen, dormitory, and grounds supervisors."

During the season the boys had basketball. Having no gym, they used the public high school gym 3 hours a week. The boys had very little practice, but won a few games played with other high school teams.

Throughout the history of the school development of character was emphasized and was regarded as the chief function of housemothers. Regular Christian training included daily chapel and Bible study for all people, Christian Endeavor and

(continued next page)

other clubs at times, and organized Sunday School. In addition other programs were added from time to time - such as Daily Vacation Bible School on campus for town children. Special events were planned, such as Christmas programs which were presented at the school and frequently carried back to home communities to be presented in local churches.

Although World War II was hard on the school and some of the boys were allowed to stay home and help with the farm work, the influence of the school continued to grow. In 1952 the principal reported "an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages," and "nineteen staff members, an overflow enrollment, and an alumni group of outstanding Christian leaders throughout the State of New Mexico." Today those alumni are still respected community leaders, and one easily uncovers a feeling of regret that the Board ever decided to close Allison-James.

Emma Smith, who lived at Plaza del Monte after the closing of the school, wrote about the purpose of Allison: "to provide an education for the Spanish-speaking youngsters in the isolated villages of Northern New Mexico who would have no education were it not for Allison-James and Menaul schools."

But by 1958 the Board had recognized that the improved quality of public education had profoundly affected that purpose. Staff members at the school asked: "How can we justify our existence when we no longer function with the above-stated purpose?" So it was that, although in 1953 it could be written that this was "the equal of any school in town," and "audio-visual aids comparable to those of any school in the nation," it was decided in 1959 to add a 9th grade at Menaul, and to move all Allison-James students there, thus terminating the work in Santa Fe. "With the improvement of public education, the Board now believes it desirable for the young children to stay at home and attend schools nearby."

Thus ended an illustrious chapter in the history of the Presbyterian church, a change much lamented by many then and now. It is fitting on Presbyterian Heritage Day to dedicate Allison-James School as an historical site on the American Presbyterian/Reformed Sites Registry, the event marked with a plaque on the Plaza del Monte building, successor on the site. This is a better tribute than was anticipated in 1965 by Fr. Stanley who wrote in CUIDAD-SANTA FE: "One thing was certain. There will be no homecomings, only memories and even these will fade with the landmark because progress is man's best friend."

With the closing of the school the buildings were taken over temporarily by the State Historical Library; the NEW MEXICAN reported with a hopeful note that apartments would soon be springing up on the property; but any confusion was soon dispelled. In 1960 The Board of Pensions of the Presbyterian Church U.S.A. bought the property, with the exception of the James dormitory (razed) and the Allison dormitory (still standing), sold to the Masonic Lodge. It was reported in the press that the campus "will be used as the site of a retirement housing center, (billed as a model retirement housing project) for ministers and missionaries." And thus was launched a new chapter which we hope will be as illustrious in its way as the celebrated one.

- Orval Austin



Then there was Plaza del Monte, which many of la gente de la Plaza feel has indeed fulfilled the hope for a model community.

It has been of interest to ye Ed to note the interest and joy in the variety and scope of fellowship presented by our constituency, and by the flavor and enchantment of the lovely city of which we are an enclave. All these reactions and many more can be read in the files of THE SPECTRUM of Plaza del Monte which began as "A Journal of News and Views", published by the Presbyterian Retirement Center, Santa Fe.

The structure of the paper has changed over the years. The first issue in ye Ed's files, Oct., 1971, was dominated by religious expression, but a variety of items dealing with interests which became standard fare in later issues were initiated. In early copies are: "Beginnings of the Christian Life," "The Church as Organization," "As We Knew the Land pf Eternal Springtime," amd "Fall."

In succeeding issues there were continuing columns dealing with interests of the family: "News of Plaza Residents," including such as - "Highlights of our Recent Trip;" "On Art and Arts in our Area;" profiles of new residents, news about staff people who keep us cozy; and a schedule of devotional speakers.

With many of these subjects being well covered in a weekly Calendaria, the SPECTRUM has tended to become a theme-centered place for residents to share their ideas with tneir conorts.

It is a pleasure to devote this issue to a commemoration of the magnificent work done by the school which began a noble task 90 years ago and occupied these hallowed grounds during its later years; and to include one of our regular features: profiles of our newest residents.

A glimpse into the near future reveals that it's time to think of contributing to the Christmas issue. Could it be that it's time for a look at our world in relation to the coming of the Prince of Peace? At a time when they cry "Peace, peace, but there is no peace," Ye Ed would like to have the benefit of the opinions of our Christian hearts and souls, to share views of Christ Now. Could it be that we should not limit it to one theme? If you have some other point you'd like to make at this season, write it. Ye Ed will rejoice in any thing you feel would grace the season.



PLAZA DEL MONTE--A CHRISTIAN COMMUNITY

Plaza del Monte, a retirement center primarily for Presbyterian Church ministers, missionaries, and their spouses, has been in existence for 25 years. On November 16, 1961, what is called La Casa Grande, built for congregate living, was dedicated.

The property on which this building stands, however, was owned by the Presbyterian Church as far back as 1866, at which time a junior high school, called Allison-James, for children of Spanish descent, was established. It was an outstanding educational and religious institution for 93 years; it closed in 1959. The property then was deeded to the Board of Pensions to be used as a home for those who had served the church, most of whom had no other retirement housing.

Four original faculty homes and a teacherage remain on the site. Since 1961, an additional 17 houses and four apartment buildings have been added.

At present about 100 persons are accommodated on the complex. They come from a variety of backgrounds and have served in this country and throughout the world.

File name: Plaza del Monte

Contents:

1991.149.001 - The sign and buildings of Plaza del Monte. Photo by W. J. Atkins, 1969. Color. Negative.

1991.149.002 - The sign, part of the grounds in front, and a glimpse of the buildings. Written on the back: '...1961 - on site of Allison-James School, Santa Fe'. However, I believe that 1961 refers to the date that Pl.d.Monte began, not to the date of this photo. Trees behind the sign are much higher than in 1969, for one thing. One 5x7 print. Negative. *

1991.149.003-.005 are from a gathering that took place on October 30, 1983. Other photos of this occasion are in the Allison-James file.

.003 - Robert Stewart from the Presbyterian Board of Pensions. He is speaking on the occasion of the centennial of the Board of Pensions in October, 1983, and of the dedication of this place as a Presbyterian Historic Carolyn Atkins wrote a note of explanation which is copied on the back of this page.

.004 - The portico of Pl.d.Monte, with the Menaul School choir seated on the right. Written on the back: 'Harry Sandoval speaking (Pres of Menaul-Allison alumni organization.)'

.005 - A refreshment table, the occasion of .003 and .004, set up somewhere inside Pl.d.Monte. Bob Boughton is there - he is wearing vestments and has his back to the camera.

KLG 6/95

*The negative of .002 was on a strip of six. All were listed as being of Plaza del Monte. One of the six looks like a double exposure in the negative. All are filed as '1991.149.001-.002 and others'.

Negatives of .003-.005 were included in a series of twenty that were apparently from one roll of film. They were found later in an envelope that said 'Allison-James site dedication at Plaza del Monte... 10-30-83. All twenty negatives are packaged with .003-.005.

KLG 8/95

dedication of Allison - James School
as #236 on the
American Presbyterian / Reformed Sites
Registry
Santa Fe, NM Oct 30, 1985
also, celebration of Bd of Pensions
at Plaza del Monte, Santa Fe, N.M.

Menaul Historical Library 1991.149.003

Neg file D 9
Return to ~~Picture file~~
"Plaza del Monte"
S. J. ATKINS

Menaul Historical Library 1991.149.001

Menaul Historical Library 1991.149.005

Menaul Historical Library 1991.149.004

ABOUT THE RESIDENT HANDBOOK

This Handbook provides the official information, procedures and agreements between Presbyterian Medical Services (PMS) as the owner/manager of Plaza del Monte (PdM) properties and the Residents' Council of PdM. Changes in the contents of the Handbook are to be proposed through official Residents' Council and Presbyterian Medical Services channels; to be reviewed and agreed upon by both entities by designated Presbyterian Medical Services staff representation and the duly elected Plaza del Monte Residents' Council.

All Plaza del Monte residents are to be provided with a current copy of the handbook upon moving into the community.

We encourage you to use this Resident Handbook as a continuing resource. When you have questions, you will often find the answer in this handbook.

This handbook was jointly prepared by Presbyterian Medical Services and residents of Plaza del Monte in 1999 and revised in 2007.

HISTORY OF PLAZA DEL MONTE

Plaza del Monte (PdM) has a long history dating back to 1870. The site was home to the original Allison-James School. This school was an outgrowth of two mission schools begun by the Rev. David McFarland, pastor of First Presbyterian Church, Santa Fe, New Mexico--established in 1867.

These two mission schools, one for girls only, became a project of the Presbyterian Women's Union Missionary Society of New York. Their goal was to raise $500 to pay the annual salary of the first teacher. Sheldon Jackson, pioneer missionary to Alaska and territories west of the Mississippi River, secured funds from the Boards of Domestic and Foreign Missions of the Presbyterian Church for a building to house the growing school. In 1881, Matilda Allison came to take charge of the school. On her retirement, First Presbyterian Church renamed the school "The Allison School."

In 1908, Santa Fe businessmen donated acres within the city limits northeast of the Allison School to provide a similar school for boys. The school was named "The Mary E. James School," in honor of the president of the Women's Board of Home Missions.

In 1913, the Women's Board enlarged and improved facilities at their Menaul School for Boys in Albuquerque, enabling the transfer of the boys from Santa Fe's Mary E. James School to the Menaul School. The Allison Mission School and the Mary E. James School merged to become the Allison-James School.

By 1934, both Allison-James and Menaul became co-educational schools; Allison-James becoming a junior-high boarding school and Menaul a senior-high school.

In 1958, the Board recognized the educational changes in New Mexico. Public education had improved, making it possible for children to attend schools in their own communities. In 1959, all Allison-James students were moved from Santa Fe to Menaul School in Albuquerque.

The Board of Pensions of the United Presbyterian Church in the U.S.A. purchased the Allison-James school's land and buildings and created a retirement housing center for ministers, missionaries and other church professionals. With housing for approximately 100 persons, facilities were provided for both independent and assisted living. For 29 years, the Board of Pensions owned and operated the Plaza del Monte retirement facility.

On March 16, 1990, ownership and management of the residences for independent living were transferred to Presbyterian Medical Services. The "Casa Grande," which had housed assisted living facilities, was renamed Plaza Resolana. This building later became Ghost Ranch Santa Fe, a conference center of Ghost Ranch based in Abiquiu, New Mexico. Both are entities of the Presbyterian Church. The close ties between Plaza del Monte and Ghost Ranch continue through the shared use of facilities and services.

Presbyterian Medical Services was founded in 1965 as an affiliate of the Board of National Missions of the United Presbyterian Church, U.S.A., continuing the medical work the Board had begun in northern New Mexico in 1901. In 1969, Presbyterian Medical Services was incorporated as a not-for-profit agency which now provides medical, dental, children's services, behavioral health and supportive living programs to underserved populations and communities throughout New Mexico, particularly in rural and frontier areas with Native American and Hispanic persons.

Plaza del Monte, owned by Presbyterian Medical Services, is a retirement community in participation within a person's chosen faith community, but it is no longer exclusive to Presbyterian or church professionals. The community continues as a complex of casitas and apartments with approximately 50 residents who look forward to adding new dimensions to the proud history of Plaza del Monte, "The Mountain Gathering Place."

The information in this article is based on an article, "Kept in the Family," by Jane Hanna and a booklet, "Presbyterian Medical Services," prepared in 1998, by Chrissy Salazar of Presbyterian Medical Services. The material from both sources is used by permission of the original authors.

RELATIONSHIP BETWEEN PRESBYTERIAN MEDICAL SERVICES AND PLAZA DEL MONTE

Plaza del Monte was acquired by Presbyterian Medical Services from the Presbyterian Church (USA) in 1990 and continues to operate it as a retirement community united in residents' participation in their chosen faith communities.

Respecting the Presbyterian Church's heritage and its goals for Plaza del Monte, Presbyterian Medical Services has developed a working style and relationship with PdM's Residents' Council that provides an advisory role for the council on such issues as criteria for residency, improvements to grounds and housing units and activities which may/may not take place at PdM.

The General Services Manager of Presbyterian Medical Services serves as the liaison between the two entities. The assigned responsibilities of the liaison from Presbyterian Medical Services to Plaza del Monte are:

1. To become acquainted with residents.
2. Attend monthly Residents' Council meetings as scheduled by PdM.
3. Be an effective channel of communication between the PdM Council and residents, and Presbyterian Medical Services.
4. Facilitate accomplishment of agreed upon action/work, either by PdM Council, residents or Presbyterian Medical Services personnel.
5. Listen to residents' concerns regarding response to requests for Presbyterian Medical Services action, and to seek solutions to concerns.
6. Serve as Supervisor of the work of PdM Maintenance Staff, including identification of work responsibilities, priorities and scheduling.
7. Manage the full area of Residency Guidelines.

PLAZA DEL MONTE RESIDENTS' COUNCIL AND PRESBYTERIAN MEDICAL SERVICES COOPERATIVE AGREEMENT

The Plaza del Monte residency policies and procedures are established by Presbyterian Medical Services in close consultation with the Plaza del Monte Residents' Council. The Residents' Council forms an Applicants' Advisory Committee which regularly reviews the criteria for residency and admissions.

The Applicants' Advisory Committee interviews all applicants before their application process is completed. Presbyterian Medical Services strives to honor the expectations of the Residents' Council to the greatest extent possible and thus assure the residents have a strong voice in shaping the future composition and purpose of the community, but reserves the right of final decisions in utilizing the criteria in acceptance of new residents.

Presbyterian Medical Services may also seek the assistance of this Advisory Committee in meeting or speaking with applicants. The purpose of such interaction is to provide information to the applicant about the community from the resident's point of view and also to assess the appropriateness of the applicant for admission.

Presbyterian Medical Services provides designated staff persons to meet regularly with the Council and to facilitate communication and cooperation between the Council and Presbyterian Medical Services. Currently the assigned staff person is the General Services Manager.

ARCHIVES

A small and interesting collection of items from the early years of the Plaza del Monte community has been placed in storage, to be preserved and expanded through oversight of the PdM Residents' Council.

1. "The Big Book" - this compilation of biographical information on all former and current residents now consists of five volumes. Three volumes are in storage, and the other two are in the hands of the PdM Historian.

2. The Field Organ - this pump organ was used regularly in earlier years for weekly worship gatherings of the PdM community. The organ has been used for special occasions of outdoor worship in Hyde Park by First Presbyterian Church, Santa Fe, and other New Mexico outdoor worship services and is now in storage.

GHOST RANCH AND PLAZA DEL MONTE

Plaza del Monte has a cooperative relationship with Ghost Ranch Santa Fe. This relationship is seen in shared services and interests which enhance PdM residents' lives. Ghost Ranch makes arrangements for PdM to use a meeting room for weekly Gatherings and special events, depending upon availability. Other services provided by Ghost Ranch include storage space, mail slots, duplicating the monthly newsletter, roster and birthday list as well as bed and breakfast services for family members of PdM residents at a reduced rate. (Residents make arrangements with Ghost Ranch for this service.)

PdM residents volunteer in a variety of roles for Ghost Ranch programs. PdM residents are also invited to participate in the programs offered at Ghost Ranch; some are supported by participants' fees and others as community opportunities. Interested residents may call Ghost Ranch for information.

Ghost Ranch arranges for the tuning of the pianos at Ghost Ranch each year and PdM makes a monetary donation. Individual residents are encouraged to make annual gifts to support the Ghost Ranch facility.

PdM residents may use Ghost Ranch Santa Fe for bed and breakfast housing for immediate family members when space is available. The PdM resident must make the reservation and make the deposit payment to GRSF. Call (505) 982-8539 for information.

PMS

PLAZA DEL MONTE OF SANTA FE, NEW MEXICO
BY-LAWS OF THE RESIDENTS' COUNCIL

19 JANUARY 2005

ARTICLE I: PURPOSE AND RESPONSIBILITIES

SECTION I: PURPOSE

The purpose of the Residents' Council is to serve as liaison and agency of communication between residents of Plaza del Monte (PdM) and the management/administration of Presbyterian Medical Services (PMS) in matters of general interest and concern and by working together to enhance and maintain the quality of life in this community.

SECTION II: RESPONSIBILITIES

A. To receive and respond to suggestions and expressions on matters of interest and concern related to the welfare of residents.

B. To appoint the following:

1. Chair of Gathering Committee, which will select a minimum of two other residents;
2. Chair of the Social Committee, which will select a minimum of two other members;
3. Chair of the Welcoming Committee, which will select at least one other member;
4. Co-Chairs of the Fellowship Committee, which may select other members as needed;
5. Chair of the Health and Welfare Committee, which will select a minimum of two other members.
6. Chair and two other members of the Nominating Committee;
7. Chair of the Applicants' Advisory Committee and two other members, one of whom serves currently on the Resident's Council;
8. Editor of El Calendario

C. To call meetings of the residents of Plaza del Monte and to carry out decisions made in such meetings.

D. To meet with Presbyterian Medical Services personnel to communicate mutual concerns and reports.

E. To meet with Ghost Ranch in Santa Fe, personnel regarding use of the facilities and equipment.

F. To set annually the rate of social dues for residents and non-resident friends. [1]

[1] Non resident friends of the community shall be identified as persons who have had a prior relationship with the community and will be expected to pay social dues. They also will have a designated mail box at Ghost Ranch in Santa Fe.

G. To review the proposed budget prepared by the treasurer, and bring the budget to the community for approval. Expenditures outside the approved budget must be approved by a majority vote of the community.

ARTICLE II: MEMBERSHIP

The Residents' Council shall consist of seven (7) members, six (6) of whom shall be elected by and from among the residents, in classes of two each, serving for three years. A treasurer shall be the seventh voting member, elected by the residents for a one year term and eligible to be elected for three terms.

While a member of the Residents' Council may be elected to fill an unexpired term and following that a three-year term, no member shall be elected to a second three-year term until at least one year has elapsed.

ARTICLE III: OFFICERS AND THEIR DUTIES

SECTION I: OFFICERS

A. Officers shall be a chair, a vice-chair, a secretary, and a treasurer.
B. With the exception of the treasurer, officers shall be chosen by the Residents' Council from among its members, serving one year in a designated task.
C. No officer shall succeed him/herself more than once.

SECTION II: DUTIES

A. The chair shall preside over meetings of the Council and of the residents, and shall set the agenda of these meetings.
B. The vice-chair shall perform the duties of the chair in his/her absence.
C. The secretary shall record the minutes of Council meetings and meeting of the residents, and shall maintain a record of Council membership.
D. The treasurer shall prepare a tentative budget to submit to the Council for the fiscal year, July 1 through June 30, identifying fixed expenditures and restricted funds. The treasurer shall collect, protect, and disburse funds, as directed by the Residents' Council, and shall regularly report income, expenditures, and fund balances to the Council. All archival information shall be placed in the history file of Plaza del Monte.

BY-LAWS OF THE RESIDENTS' COUNCIL

ARTICLE IV: COMMITTEES

SECTION I: Standing Committees

A. The Gathering Committee, responsible for Wednesday programs from September through May.
B. The Social Committee, responsible for social events of the Plaza del Monte community.
C. The Welcoming Committee, responsible for calling upon new residents acquainting them with community events, Plaza del Monte procedures, biographical information, PdM social dues, and the PdM/PMS procedures, policies and information in the Handbook.
D. The Fellowship Committee, responsible for year-round scheduling of volunteers for the weekly coffee prior to Gatherings (September through May), and informal summer period (June through August) held at residents' homes or yards.
E. The Nominating Committee, consisting of a chair and two other persons, shall provide in March nominations for members of the Council.
F. The Health and Welfare Committee, responsible for compiling a list of medical equipment available for loan to residents and for providing three programs per year for the community on health-related issues.
G. The Applicants' Advisory Committee, will interview in person all applicants for residency at Plaza del Monte and report to Presbyterian Medical Services with a recommendation. The Committee will also maintain a current list of people on the Waiting List for housing at PDM.
H. The Editor of El Calendario, responsible for collecting information for the newsletter and printing and distributing it by the last Wednesday of each month to residents.

SECTION II: CHAIRS

Chairs of standing committees shall be appointed by the Residents' Council after the annual meeting of residents, and shall serve for one year. They shall not be appointed to succeed themselves more than once.

At the time of appointment of chairs, the Council either will inform the chair of the other members on the committee, or will authorize the chairs to recruit the other members.

SECTION III: Ad Hoc Committees

The Residents' Council may appoint ad hoc committees to fulfill short-term responsibilities and shall designate the chairs of such committees.

BY-LAWS OF THE RESIDENTS' COUNCIL

ARTICLE V: MEETINGS AND ELECTIONS

ARTICLE V: MEETINGS AND ELECTIONS

SECTION I: Meetings of Residents

A. The Residents' Council shall call an annual meeting of residents in early May. The chair of the Council and/or standing committees may submit brief reports and the treasurer shall submit a financial report. All reports shall be in writing and submitted to the secretary at the end of the annual meeting.
B. The Residents' Council may call special meetings of the residents and shall call such meetings at the request of not less than five (5) residents. Notice of the time, date, place, and purpose of such meetings shall be announced no less than seven (7) days prior to the meeting.

SECTION II: Nominating Committee

A Nominating Committee of not less than three (3) persons shall be appointed annually by the Residents' Council, and shall present in March a slate of nominees for election to the Council to be elected at the annual meeting. In appropriate years, it shall present a nomination for the office of treasurer. It shall also nominate persons to fill vacancies as they occur between annual meetings, and shall ask the Council to call special meetings of the residents for that purpose. Ordinarily, the Nominating Committee shall not nominate its members to the Council.

SECTION III: Elections

A. In annual or special meetings of residents, following the report of the Nominating Committee, nominations may be made from the floor, provided persons so nominated have greed to serve if elected.
B. Voting shall be by raised hands, unless a majority of residents present and voting, vote to employ an alternative method.
C. Election shall be by majority vote of those residents present and voting. No provision is made for either proxy or absentee voting.
D. Immediately following the annual meeting, the newly elected Council members and the continuing Council members shall meet to elect new officers. Committee chairs may be selected at that time or within a seven (7) day period.

BY-LAWS OF THE RESIDENTS' COUNCIL

SECTION IV: Quorums

A. A quorum for a meeting of the Residents' Council shall consist of four (4) members unless at the time of meeting, one or more members are absent from Santa Fe, or prevented from attending by illness. In such event, a quorum shall consist of three (3) persons.

B. A quorum for meetings of the residents of Plaza del Monte, as defined by these By-laws, and at which actions or elections take place, shall consist of one-fourth (25%) of the number of persons residing at Plaza del Monte at the time of the meeting, excluding residents who may be temporarily absent from Santa Fe, ill, or incapacitated.

ARTICLE VI: FISCAL YEAR

The fiscal year of Plaza del Monte will be from July 1 through June 30.

ARTICLE VII: Amendments

These By-laws may be amended at the annual meeting or a special meeting of residents, by a two-thirds (2/3) affirmative vote of those present, provided written copies of the proposed By-law changes have been made available to residents at least seven (7) days prior to the meeting.

BY-LAWS OF THE RESIDENTS' COUNCIL

Covenant Relationship
Presbyterian Medical Services
and
The Presbytery of Santa Fe

PMS Mission Statement: *Presbyterian Medical Services designs and delivers quality, accessible, integrated health, education, and human services in response to identified community needs of the multi-cultural people of the Southwest*

Recognizing that the primary business of the church is the proclamation of the Gospel of Jesus Christ in all its fullness, and that such proclamation includes advocacy for the underserved: Presbyterian Medical Services (PMS), and the Presbytery of Santa Fe (PSF) seek to define their relationship through the statements made in this covenant. This covenant shall become effective when approved by the Board of Directors of PMS and the PSF. It shall be reviewed every three years, or it may be reviewed at any time upon the written request of either party. It is understood that nothing in this statement shall conflict with the Articles, by-laws or Statement of Policy of PMS, nor the Standing Rules and by-laws of the PSF.

II.

A. PMS will maintain its historic ministry of advocacy for adequate health care, quality programs and related services.

B. PMS will address the PSF at its annual meeting. Such reports will include the programs and activities of PMS and information specific to communities where Presbyterian churches are located.

C. PSF is at all times entitled to representation on the PMS Board, and as such shall be given notice of all board meetings and upon request, notice of all executive committee meetings. One person representing the PSF shall be nominated by the Nominating Committee of the PSF and elected by the PMS Board according to the by-laws of PMS and the PSF.

D. PMS may solicit support annually from local churches upon approval of the PSF. PMS and PSF will work together to interpret the needs and goals of PMS to the churches.

E. PMS will strive to publicize a positive relationship with the Presbyterian Church (U.S.A.

F. The leadership of PMS and PSF will meet together to respond to publicity that is of concern to either party when both are involved.

G. PMS will work together with PSF to advocate for public policy issues that represent mutual concerns on the state and local level.

III.

A. The PSF shall act as an advocate for PMS in relations with other governing bodies and in ecumenical and other affiliations including presentation to the synod of all reports required of PMS under Section H above.

B. PMS shall be entitled to the privilege of the floor at stated meetings of the PSF in matters related to their ministry

C. The PSF will encourage its churches to support coordinated campaigns and solicitation of funds by PMS.

D. Funds from sources within the Presbyterian Church (U.S.A.) accruing to PMS will be deposited with the treasurer
of the PSF to be disbursed by the PSF to PMS.

E. PSF will strive to interpret information concerning PMS programs in a positive way.

F. The leadership of PSF and PMS will meet together to respond to publicity that is of concern to either party when
both are involved.

G. PSF will work together with PMS to advocate for public policy issues that represent mutual concerns on the state
and local level.

Presbyterian Medical Services
President

Revised: April, 2001

Presbytery of Santa Fe
Stated Clerk
8/2/01

HISTORY OF PRESBYTERIAN MEDICAL SERVICES

Presbyterian Medical Services is the successor to the medical mission in the southwest begun in 1901 by the Presbyterian Church. That year marked the establishment of the Sage Memorial Hospital on the Navajo Reservation in Ganado, Arizona.

In 1911, Sarah Bowen, M.D., a missionary physician en route to China, came to northern New Mexico to assess medical problems in the Presbyterian Church's schools in the area. The need she saw was so compelling; she remained in the Northern New Mexico/Southern Colorado area for the rest of her professional life. The year of her arrival marked the establishment of the Dixon Cottage Clinic, which grew to become the Embudo Hospital and Clinic in Embudo, New Mexico.

By the mid 1960s the Presbyterian Church was experiencing difficulty providing oversight, from denominational offices in New York City, for the rural operations. A missionary medical administrator, Thomas I. Harnish, was sent to the southwest to consolidate administrative functions and to provide direction for these programs. He established an office in Santa Fe under the name "Presbyterian Medical Services of the Southwest."

When the Medicare and Medicaid acts became law in 1965, the federal government became a major player in the financing of health care. At about this same time, the Presbyterian Church was experiencing financial pressures due to the cost of health care increases. Given these conditions, the church determined its mission to medically underserved areas of the southwest would be phased out, allowing the government programs to become the primary financing agent.

In 1969, with the encouragement of the Presbyterian Church, Tom Harnish brought together a group of area citizens to serve on a board of directors for a new entity: Presbyterian Medical Services, a not-for-profit corporation. Presbyterian Medical Services began to extend health services to new areas of New Mexico. This geographical growth, along with the expansion of types of services, continues today.

Since its beginning, Presbyterian Medical Services has maintained a covenant relationship with the Presbyterian Church. Currently, a formal covenant with the Presbytery of Santa Fe defines that relationship.

The efforts begun by the Presbyterian Church in 1901 and carried out since 1969 by Presbyterian Medical Services continue to expand. The scope of its mission, both in program and geography, make Presbyterian Medical Services a major agency in medical, dental, behavioral health, children's services, home health, and hospice care across New Mexico. Presbyterian Medical Services' mission continues to focus on the needs of underserved persons in New Mexico.



Hospitality & Education

Our Call to Greater Ministry

Hospitality is a part of Plaza Resolana's Mission and Ministry. As a conference center we are changing and preparing for the new millennium.

Education has been part of the history of this location for over 125 years. In 1966 the Presbyterian Board of Pensions commissioned the Reverend David McFarland to organize a school. Within a week of his arrival in Santa Fe, McFarland founded First Presbyterian Church and, in the Presbyterian tradition, established a one-room school at a nearby site (the administration building was located where Plaza Resolana now stands).

From the early 1960's until the inception of Plaza Resolana in 1990, the site was Plaza del Monte for retired Presbyterian clergy and mission workers.

Education returned to the forefront and the circle was completed when Plaza Resolana was founded in 1990. As surely the Allison-James School served the educational needs of its young students, Plaza Resolana now strives to meet the needs of adult learners.

Our Ministry is to inspire and equip persons for active engagement in the world, to expand understanding of self, human diversity, and community (for adult learners and grassroots, non-profit and faith based communities). We do this by creating learning community in an affordable and hospitable setting where education is experiential and collaborative, and New Mexico is the classroom.

The Spanish term **la Resolana** is a place on the south facing side of a building or a plaza where the warmth draws the community and passersby to exchange news, share ideas, and visit with neighbors. These are the experiences that we hope you will have during your stay at Plaza Resolana.

505.982.8539
Fax 505.986.1917
401 Old Taos Highway
Santa Fe, New Mexico 87501
http//www.newmexico.com/resolana

Some of the First and Significant Hispano Presbyterian Leaders in New Mexico and the Southwest

(or How we named Plaza Resolana's meeting rooms)

Menaul Hist Library

José Ynés **Perea.** Born before the middle of the last century, Don Ynés was the son of Don Juán Leandro Perea, a wealthy sheep rancher from Bernalillo. Educated in Chihuahua, Mexico, at a French Jesuit Academy in New York and, finally, at the U.S. Military Academy in West Point, Don Ynés was drawn by the Bible to convert to Protestantism. Upon returning to New Mexico from his travels as a young adventuresome man, Don Ynés took his inheritance to the eastern plains near Las Vegas, New Mexico where he started a sheep ranch, a store and launched his missionary career. He was the first ruling elder in the Las Vegas Presbyterian Church, and was an organizer of the Second Presbyterian Church in Martínez Town Albuquerque in 1889. The Reverend Perea was the first native nuevomexicano ordained a Presbyterian minister.

Gabino **Rendón.** Born in Las Vegas, New Mexico to the daughter of a tavern owner and to a buffalo hunter in February 1864, Gabino Rendón followed Don Ynés as the most significant native missionary preacher and pastor in the early days of Presbyterian work in New Mexico. Educated in the College of the Southwest in Del Norte, Colorado, before the turn of the Century, he was the second native hispano to be ordained a Presbyterian Minister and was the organizer of many of the plaza hispano churches. Mano Gabino's masterful storytelling and persistent outreach into villages and ranches in northern New Mexico and southern Colorado, matched by warmth and humility, led to many religious and educational opportunities for countless native nuevomexicanos. He died in Las Vegas one day before his one hundredth birthday and his legacy lives on. His story as told to Edith Agnew is published as *Hand on My Shoulder.*

Vicente Farrar **Romero.** Born in Taos towards the middle of the last Century, the son of the famous Padre Antonio José Martínez and Doña Teodorita Santistevan y Romero. Don Vicente was known as an evangelist and minister, and as a preacher and teacher whose influence reached from el Prado de Taos, to Ranchos de Taos, then on to the Embudo and the Rincones area and beyond to Indian Pueblos. Don Vicente, through Presbyterian work among hispano and Indians, carried on to the 20th Century the memory and legacy of New Mexico's most significant intellectual, spiritual and political leader during the years of our State's military defeat and first significant cultural assault.

Tomás **Atencio**. Born in Embudo (now Dixon) to a young girl from el Cañoncito and to a seasoned mustang hunter. At the age of twelve, he bolted the Catholic Church and took his father, a backsliding Catholic, with him to the Presbyterian Church. He studied at the College of the Southwest in Del Norte, Colorado until the school closed in 1899 and was one of two first graduates of the Theological training program at Menaul School in Albuquerque in 1903 who followed a ministerial career. The major part of his career was as pastor of Embudo Presbyterian Church, the community which served as the medical missionary center for northern New Mexico. Mano Tomasito distinguished himself in southern Colorado and as a preacher of eloquent and fiery oratory. He was the first hispano Presbyterian minister to serve as Stated Clerk and Treasurer of the Santa Fe Presbytery.

Acorsinio V. **Lucero.** From Chacón, New Mexico, A. V. Lucero, a distinguished and eloquent preacher, was a member of Menaul School's first high school graduating class in 1906. He attended Tusculum College in Tennessee and, with the late Reverend Carlos Córdova, was the first hispano nuevomexicano to attend Princeton Seminary in New Jersey. He served as pastor in Texas, New Mexico and finally, in California where he retired. A son, Robert, also was a Presbyterian minister.

Compiled by: Dr. Tomás Atencio,
University of New Mexico Department of Sociology
November 1993

NEIGHBORS

SUNDAY, OCTOBER 12, 1997 E-6

The New Mexican

This was brought to the Menaul Historical Library by Jim Collie on November 13, 1997.

The *new* face *of* Plaza Resolana

By ALEJANDRO LOPEZ
For The New Mexican

Brightly painted totemic sculptures by local artists and an unguarded kitchen garden on the grounds of Plaza Resolana, the Presbyterian study and conference center in downtown Santa Fe, signal a new era of national, international and community service for this historic property.

Since the late 1800s, this facility has played an important role in Santa Fe, first as the Allison James Presbyterian School and, later, as Plaza del Monte, a retirement center of

...where people gather to partake, as much of the warmth of the

is indeed a once-in-a-lifetime occurrence and something that Michael and I have relished and learned enormously from doing," says Jimenez, with a deep sense of satisfaction.

"From the beginning, we decided to invest in the local community by hiring people with long histories here," states Chamberlain. "As a result, the staff made a commitment to us and by extension, to the greater community that we serve."

From a handful of people, the staff has grown to include 20 full-time paid people and five full-time volunteers.

In selecting a name, the couple went no further than the New Mexican ground. They chose the



Menaul Documents 000051

terian School and, later, as Plaza del Monte, a retirement center of the Presbyterian Church.

In the seven years since Presbyterian minister Kathleen Jimenez and Michael Chamberlain, her attorney husband, took over the center as co-directors, they have transformed the complex into a vital conference and community center.

gather to partake, as much of the warmth of the sun, as of other people's company and conversation.

Here, the pressing issues of both the local and global community are addressed through study and discussion and its spiritual and material needs met through direct action and community service on the part of staff, volunteers and conference participants.

The center's undisputed success can partially be attributed to the sharing of administrative responsibilities by the couple. While Jimenez attends to the hospitality and program aspects of the center, Chamberlain devotes himself to the personnel, physical plant and financial management of the nonprofit business operation.

The challenges that faced the two when the Ghost Ranch Presbyterian Foundation turned the sprawling compound on the corner of Old Taos Highway and Paseo de Peralta over to them were myriad. Not only did the center lack a name and a clear mission statement, but, except for the directors themselves, there was virtually no staff — let alone guests and participants.

"Having an entire center turned over to you to shape as you see fit from top to bottom [illegible] ple went no further than the New Mexican ground. They chose the name Resolana for the center because of its connotations as that place in a community where the sun shines brightly in the winter time and where people gather to partake, as much of the warmth of the sun, as of other people's company and conversation.

Indeed, in the last seven years, Plaza Resolana has been host to innumerable groups from near and far in search of a "safe place" in which to carry out discussion, study, plan, negotiate and at times, to conduct mediations and affect reconciliation. Although the center, equipped with overnight accommodations for up to 70 people, supports itself principally through its bookings of elderhostels and conferences from throughout the country, it, nevertheless remains attentive to the needs of local and non-local groups with a capacity for generating lesser revenues or perhaps no revenues at all.

When in the recent past, differences of opinions between local grassroots Northern New Mexican village people, environmentalists and the Forest Service grew to dangerous proportions, the center served as the site where ongoing discussions and negotiations among the three were held. Similarly, interdenominational gay and lesbian people have sought out the center as a meeting place for discussion because of the center's reputation for impartiality and open-mindedness.



Julie Graber/The New Mexican

Co-directors of Plaza Resolana Study and Conference Center, Kathleen Jimenez and Michael Chamberlain, are married to one another and share the responsibilities of running the center that they took over in 1990.

In the same spirit of service, Plaza Resolana has for many years supplied John Stephenson's Community Farm with a full-time volunteer who in turn organizes other volunteers who carry out the tasks of gardening, harvesting and the distribution of food. In the last few years, the Community Farm has supplied more than $30,000 worth of free food annually to more than 20 nonprofit charity organizations in Santa Fe.

Other organizations that have worked with Plaza Resolana in a variety of ways are Tewa Women United, the Farm Connection of the Farmer's Market Association, Recursos de Santa Fe, the Santa Fe Council for the Arts, the Santa Fe Public Schools, the Santa Fe Opera, Colgate University and the University of Miami.

Recently, the center completed the construction of a new office space for its core administrative staff and more than doubled the size of the Atencio meeting room at the north end of the complex. As a result, the center will be able to convene several large groups at once.

Menaul Documents 000032

A Brief History of

PLAZA DEL MONTE

901 Menaul Blvd. N.E.
Albuquerque, NM 87107

Square of the Mountain

The year 1986 marks the twenty-fifth anniversary of the opening of Plaza del Monte, a retirement facility operated by the Board of Pensions of the Presbyterian Church (U.S.A.). Plaza del Monte is a home for retired servants of the Church, including ministers, missionaries, commissioned Church workers, and their spouses.

A Homes Program of the Board of Pensions was inevitable, inasmuch as most servants of the Church, particularly in earlier years, had lived in manses or facilities provided by the Church. Consequently they came to a time of retirement without a home, or equity in a home, and in too many cases had made inadequate provision for their retirement. The Homes Program began in 1883 when a New York City doctor gave his home to be used as a "home for disabled ministers, and the widows and orphans of deceased ministers of the Presbyterian Church". The Program has grown across the country through more than 100 years with the provision of clusters of individual homes, apartments, new congregate homes and nursing homes and in some cases private homes that were left by concerned Christians who wished to provide a home for retired servants of the Church.

It was on the former site of the Allison-James School in Santa Fe that construction began in 1960 of a large congregate home for retired servants of the Church, to be known as Plaza del Monte. The construction of individual homes and apartments followed over the next twelve years, until the present facility was completed.

Plaza del Monte in Santa Fe, New Mexico, is considered one of the finest retirement facilities of the Presbyterian Church (U.S.A.), being ideally located a few short blocks from downtown Santa Fe and close to Church, library, theatres, stores and shops. It is located on an historical site where quite possibly Native Americans once lived, hunted, and tilled the soil. Arrowheads and potshards give evidence of this likelihood.

In 1846 New Mexico became part of the territory annexed to the United States from Mexico. Education and religious instruction were in a deplorable state throughout the area. Methodist, Baptist and Presbyterian missionaries began to arrive in the mid eighteen hundreds to minister to the forgotten people who had migrated on the Santa Fe Trail, and to the Indians and Hispanics who had lived here for centuries.

The first Presbyterian missionary to visit Santa Fe was Miss Matilda Allison, who stopped in 1848 on her way to Chihuahua. She stayed long enough to organize a group of women for prayer and Bible Study and returned several years later as a teacher in a girls' school. The Reverend David McFarlan and his wife, Amanda, came to Santa Fe in 1866 and organized the First Presbyterian Church and a small parochial school, beginning with eleven pupils. This was the seed of many years of distinguished work done by the Presbyterian Church,

not only in establishing churches, but especially in starting schools in the small towns and villages in the mountains.

Allison-James School was one such school and for 93 years occupied the site on which Plaza del Monte is now located. The School was to go through many changes, locations, and name changes until in 1913 it became the Allison-James School for girls. In 1934 the School became co-educational; a boarding Junior High School for one hundred boys and girls. In 1959 when the purposes for which Allison-James School was founded were being fulfilled by public schools in most towns and villages of New Mexico, this historic School was closed.

In 1960 when the Board of Pensions was actively engaged in providing retirement housing for retirees, it secured the Allison-James campus from the Board of National Missions, razed the buildings that could not be used, and began construction of Plaza del Monte. The new facility was opened to its first residents in 1961. Donald and Saline Clauser were the first administrators. They were natives of New Mexico, having lived in Santa Fe for many years, where they owned and operated their own business and were active members of the community and the Presbyterian Church.

Plaza del Monte is thought of as a show place in Santa Fe, with its beautiful trees, lawns, flowers, landscaping and well kept homes. It has no nursing facility inasmuch as residents are expected to be able to live independently. Residents of Plaza del Monte have through the years been a vital part of the Santa Fe community, contributing many volunteer hours and talents to its spiritual and cultural life. They have been and are serving in many Santa Fe community organizations, including the hospital, social welfare organizations and churches. It is a loving, caring, supportive community within itself where a lot of fun and frolic have been an essential part of the life of its residents. It is a witness to the purpose of the Board of Pensions of the Presbyterian Church (U.S.A.) to provide for the needs of retirees.

At present, in 1986, there are 94 Plaza del Monte residents. It has been managed by five manager couples, each couple contributing in their own special way to the care and comfort of the residents. In recent years there has been a special emphasis on upgrading, repairing, refurbishing and improving energy conservation at Plaza del Monte, all of which has contributed greatly to its general improvement and appearance.

What began some 100 years ago is still changing and growing, but always with the welfare and comfort of retired servants of the Church in mind and to witness to the Glory of God.

HAPPY BIRTHDAY, PLAZA DEL MONTE !!

- T H A N K Y O U, L O R D ! !

Before Plaza del Monte



1869

The history of Presbyterian work in Santa Fe goes back to the first continuing Protestant missionary work in this area, in November, 1866. The Baptists had tried to establish a mission in 1849, and the Presbyterians in 1850, but neither was permanent. The first Presbyterian missionary became interested in the Union cause and left the ministry to found the SANTA FE GAZETTE.

In response to a need felt by the Board of Domestic Missions of the Presbyterian Church, the Rev. David McFarland was sent to "the morally dark and destitute regions" of the Territory of New Mexico. In 1866 he arrived in Santa Fe, a town of adobe houses, with muddy or dusty streets, hoping to establish a work "to overcome disease, infant mortality, ignorance, superstition, and poverty - and to transform lives with joy, hope, and faith which only Christ can give." It was reported: "there has been instilled into these people deceit and untruthfulness for generations and generations. That is why we are here."

The first motive had been to distribute the Scriptures but McFarland saw a chance to gain influence over young minds, and finally to reach the adult population by establishing missionary forces to occupy the whole territory in connection with a school in Santa Fe. He began an amazingly successful program - which had developed 40 stations before its end.

Mr. McFarland immediately began a church - which first met in the Senate Chambers of The Governor's Palace, and a school which met in a two room adobe house on Palace Avenue, one room of which served as living quarters. Over 40 persons were present at the first service; and the school which later became the Allison School, began with 30 pupils, 10 or 14 of whom boarded regularly at his home.

When time came for the organizational meeting of the new church, it was held in the parlor of Governor Robert Mitchell because the janitor of the Senate Chamber had failed to lay a fire and had disappeared with the key.

Within a year the school had grown too much for Mr. McFarland to handle. Mrs. Alexander, wife of the Colonel at the Fort, enlisted help of folks in her home church, and the Auburn N.Y. Bible Society raised $500 to support a teacher in Santa Fe; and Charity Ann Gaston of Knoxville Illinois (later the wife of John Menaul) became the teacher.

The school grew, and expansion became necessary. In 1869 a two room adobe, built by the Baptists in 1849 and abandoned, was bought and refitted as a church and school. Its condition can be seen in the picture above: the roof leaked; sand, rain, and snow blew in; and when the wind shifted the stoves smoked so badly they could not be used. There were no lamps, kerosene costing $5.00 a gallon, and candles could only "make the darkness visible." But the school met a need and soon was known across the country and even in old Mexico.

Everything was not always rosy. Archbishop Lamy was opposed and threatened excommunication for any who sent their children to school in a building used as a Protestant church. Attendance dropped from 40 to 12, but some of the pupils came back, and others soon filled the gap. At one point relations were so unfriendly that the newspaper reported: "a guard of soldiers had to be promised to escort Santa Fe Presbyterians to church."

In 1870 Sheldon Jackson described his arrival, by a six-mule team at a gallop, in "Strange Santa Fe" - as rolling "past low hovels, dirty children, and barking dogs of the poor." He sent word to the church at large that "the leaven is working, and from all parts of the territory...letters are received asking for admission for their children, but there is no room for them. The blessing has come. In answer to the prayers of the church, an opening has been made." Not surprisingly, his report was accompanied by a plea for help to buy "a large suitable building" being sold for taxes. "The King's business requires haste," he wrote. "Who will feel? Who will pray and give?"



1881 1903

It was in 1881 that Matilda Allison came to take charge of the growing school. She had been a missionary in Mexico, and claimed to have held the first prayer meeting to be held west of the Missouri border - in Santa Fe in 1848, when she was visiting here.

When she came the school had 23 pupils - 7 Spanish-speaking, 6 black, and 10 Anglos. Another old adobe was acquired, with 11 rooms, badly in need of repairs. And there was constant growth during Miss Allison's leadership which was to last for 23 years. There was no charge for tuition, and books were free to those whose parents could not pay for them. But from the beginning parents were encouraged to pay what they were able. Some of the contributions in lieu of tuition seem strange in modern times. In 1895 such payments included: "8 strings of chili, 1 sack of cornmeal, 1 sack of onions, $15 worth of wool, beans and chile, 1 Navajo blanket, 5 chickens, 3 strings of chili, 1 box of grapes, and 2 dozen eggs."

It would be unwise in such a history as this to cover all of the changes and additions, but among the highlights which should be noticed is the establishment of the Boarding department

(continued next page)

in 1884. "The fame of the school was spreading all over New Mexico, Colorado, Arizona, as well as old Mexico. People came from all directions offering produce, livestock, and wood, and such, so their children could be there. So great was the response from people that it was decided by the Board to make this a boarding school for girls."

On her retirement in 1903, Miss Allison was commended by the First Presbyterian Church for her contribution to the school's growth and for the extension of "her influence so widely through New Mexico in brightening the home life and developing Christian character." And it was decreed that hereafter, "this school which had been known as the Presbyterian Boarding and Industrial School for Girls will hereafter be called the Allison School."

The work of the school was praised throughout the Territory. A former School Superintendent, A Roman Catholic and a Mexican, wrote that "This school did more for New Mexico than any other institu tion in the Territory."

With this evidence of success it is no great wonder that the Board of Home Missions envisioned a similar institution for boys, and appropriated $50,000 for that purpose.

Nor was the city blind to the value of the Presbyterian school in its midst. When it seemed likely that the boy's school would go to Albuquerque where the Board owned land, the city Fathers told the Board that because of their appreciation "the site shall be yours without cost, donated by the citizens of Santa Fe."

Governor Prince argued for the Santa Fe location, publishing his argument in the newspaper: "To plant such an institution in a place where the example before the eyes of the pupils is continually bad, where Sunday is never observed, where saloons and gambling houses and places of worse repute are most conspicuous features, would seem to me to do harm rather than good." The people of Santa Fe got busy and secured land for the school. The NEW MEXICAN started a subscription to raise $1,000 - and was successful in one day.

Years later when ground was broken for a new building for Plaza del Monte on the ground once occupied by the school for boys, two large brick pits of unknown origin were uncovered. It turned out that they had been part of the Santa Fe Gas Company which had once occupied the land contributed for the school. Mrs. Bernadito Atencio (then Roybal), widow of the man who was minister of the Embudo church for over 20 years, remembers when one of those pits was used for feeding pigs, and recalls when she was a student - and tried to ride the pigs.



1908 1912

The building, begun in 1905, was opened in 1908, and the school was named for Mary, (Mrs. W.D.) James, a gifted and consecrated leader in mission work developments, and first president of the Woman's Board of Home Missions. One of the buildings, and one of the horses at the Allison school, were named for her, as well as the new school.

The new building served as dormitory for 37 boys, with dining room, kitchen, and rooms for the superintendent and his family. For classes the boys joined the girls at the little brick school house near the Allison Building.

After 5 years the coeducational work, begun with hope that coeducation might solve the problem of establishing future Protestant homes among Mexicans, had not fulfilled the hope, and it was decided to concentrate work for boys at Menaul, making the Allison-James school a girl's school.

Changes came fast during the next few years. In 1919 the primary grades and High School were dropped. In 1924, under the leadership of Ruth Barber, the school became an accredited 4-year High School. In 1927 the property on Grant street was offered for sale, with a decision to build up the campus at Mary-James, north of Federal Place. A new dorm in 1930 brought all the students to one campus. In 1934 it was decided to make Allison-James coeducational. Menaul became a Senior High School and Allison-James a Junior High Boarding School, with grades 7-9.

The curriculum and program which made the school so outstanding varied over the years with these changes in the make-up of the student body, but this description of the program from a report in 1934-35 will help to understand the nature of the school's influence: "A very real effort was made to so work out the curriculum to meet the needs of the pupils and at the same time prepare them for a more abundant life in their home communities. It covered weaving, - starting with raw wool and completing blankets, - woodwork for the 7th and 8th grade boys, especially helping them to make things from rough lumber and things which could be used in their homes, - home economics for the girls of the 7th and 8th grades, Bible for all groups and other regular academic subjects. The boys were given a period from school hours to iron their own shirts. The girls did all of their own washing and ironing under supervision of the laundry supervisor. Of course, as has always been the case, the students did all of the work about the buildings and campus under supervision of laundry, kitchen, dormitory, and grounds supervisors."

During the season the boys had basketball. Having no gym, they used the public high school gym 3 hours a week. The boys had very little practice, but won a few games played with other high school teams.

Throughout the history of the school development of character was emphasized and was regarded as the chief function of housemothers. Regular Christian training included daily chapel and Bible study for all people, Christian Endeavor and

(continued next page)

other clubs at times, and organized Sunday School. In addition other programs were added from time to time - such as Daily Vacation Bible School on campus for town children. Special events were planned, such as Christmas programs which were presented at the school and frequently carried back to home communities to be presented in local churches.

Although World War II was hard on the school and some of the boys were allowed to stay home and help with the farm work, the influence of the school continued to grow. In 1952 the principal reported "an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages," and "nineteen staff members, an overflow enrollment, and an alumni group of outstanding Christian leaders throughout the State of New Mexico." Today those alumni are still respected community leaders, and one easily uncovers a feeling of regret that the Board ever decided to close Allison-James.

Martha Smith, who lived at Plaza del Monte after the closing of the school, wrote about the purpose of Allison: "to provide an education for the Spanish-speaking youngsters in the isolated villages of Northern New Mexico who would have no education were it not for Allison-James and Menaul schools."

But by 1958 the Board had recognized that the improved quality of public education had profoundly affected that purpose. Staff members at the school asked: "How can we justify our existence when we no longer function with the above-stated purpose?" So it was that, although in 1953 it could be written that this was "the equal of any school in town," and "audio-visual aids comparable to those of any school in the nation," it was decided in 1959 to add a 9th grade at Menaul, and to move all Allison-James students there, thus terminating the work in Santa Fe. "With the improvement of public education, the Board now believes it desirable for the young children to stay at home and attend schools nearby."

Thus ended an illustrious chapter in the history of the Presbyterian church, a change much lamented by many then and now. It is fitting on Presbyterian Heritage Day to dedicate Allison-James School as an historical site on the American Presbyterian/Reformed Sites Registry, the event marked with a plaque on the Plaza del Monte building, successor on the site. This is a better tribute than was anticipated in 1965 by Fr. Stanley who wrote in CUIDAD-SANTA FE: "One thing was certain. There will be no homecomings, only memories and even these will fade with the landmark because progress is man's best friend."

With the closing of the school the buildings were taken over temporarily by the State Historical Library; the NEW MEXICAN reported with a hopeful note that apartments would soon be springing up on the property; but any confusion was soon dispelled. In 1960 The Board of Pensions of the Presbyterian Church U.S.A. bought the property, with the exception of the James dormitory (razed) and the Allison dormitory (still standing), sold to the Masonic Lodge. It was reported in the press that the campus "will be used as the site of a retirement housing center, (billed as a model retirement housing project) for ministers and missionaries." And thus was launched a new chapter which we hope will be as illustrious in its way as the celebrated one.

- Orval Austin



Santa Fe Wins The Blue Ribbon

Santa Fe won a significant prize Monday with the announcement that the Board of Pensions of the Presbyterian Church, U.S.A., has chosen our community as the site of a model retirement home center for ministers and missionaries.

The importance of the decision lies not only in the fact that the retirement center will be a valuable asset to the city. The fact that the board, headquartered at Philadelphia, chose Santa Fe among all the other cities of the land as the ideal place for retirement is extremely significant.

The retirement housing project could have been located anywhere. The board had the entire United States to pick from in selecting the site which had the most to offer for the pleasant retirement of men who have spent most of their lives in the service of their religion.

Pamela

The board members selected Santa Fe for many reasons. Our sunny, cool climate weighed in our favor. Another factor which we understand loomed large in the board's deliberations was the fact that Santa Fe offers a top-ranked opera program. Another was Santa Fe's cosmopolitan variety of cultural activities which provide something of interest to almost every taste. Still another, we're sure, was our city's peaceful charm which is sometimes called the "Santa Fe spirit."

Right now dozens of industries and businesses of all types are conducting the same sort of searches for the ideal site for branch plants, laboratories or field offices. Some must weigh factors entirely foreign to those considered by the Board of Pensions—such as freight rates, water and raw material supplies. But many others outside the field of heavy industry are looking—as did the Board of Pensions—primarily for a community where their employes would enjoy living.

To these light, specialized industries Santa Fe has a great deal to offer. And these are exactly the type which Santa Fe wants.

We hope the city will not overlook the wonderful selling point it has been handed by its selection as the Presbyterian retirement center. It's hard to imagine a more valuable endorsement.

We also hope the city won't overlook the fact that the Board of Pensions didn't just stumble across Santa Fe. The city was "sold" to the board by men like Rev. Kenneth Keeler and others who understand our city.

Santa Fe should do all it can to let industry know what this community has to offer.

Leo Pando
State Land Office
Santa Fe, N.M.

Allison-James Site Selected As

An official of the United Presbyterian Church, U.S.A., announced today that the Allison-James School campus here will be used as the site of a retirement housing center for ministers and missionaries.

Rev. Kenneth M. Keeler, Executive of the Synod of New Mexico of the Presbyterian Church, said that Santa Fe architect Philippe Register has been retained to plan the development as a "model retirement housing project." The site adjoins Federal Place.

Rev. Keeler said that the Board of Pensions of the Presbyterian Church has purchased the site from the Board of Missions which for the past 92 years has operated the Allison-James School to provide a Christian education for children of Northern New Mexico.

"The property which has housed the junior high boarding school for many years will continue its larger service to the people of the church and to this community," Rev. Keeler said.

The school was closed this spring. Church officials pointed out that improved public education facilities throughout Northern New Mexico had reduced the need for such a facility.

He said that some 60 retired ministers and missionary workers from all parts of the world will retire here when the project is completed.

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Rev. Keeler said that details of the project have not yet been completed but that some of the present buildings on the campus will be razed and that some may be remodeled for future use.

He said the project will include both "cottage type" residences and a congregate-type of home.

"This is planned as a model project, based on studies and experience in Holland and other parts of the world," Rev. Keeler said. "It will be a beautiful development—a real asset to Santa Fe."

Rev. Keeler said that the Board of Pensions chose Santa Fe for the retirement center "because it felt this community was ideal for pleasant retirement for many reasons."

"The climate was considered, of course, and the board was well impressed with what Santa Fe could offer from the cultural and hobby aspects. The fact that Santa Fe has an opera certainly had an effect."

Rev. Keeler pointed out that the Allison-James site was also ideal because of its proximity to the downtown area and to the Presbyterian Church. He said members of the Board of Pensions also noted that the church has extensive national mission interests in Northern New Mexico in which many of the retired ministers and missionaries could occupy themselves.

He said that more details of the development plan will be announced later as they are worked out.

Model Housing Area Planned By Board

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IE NEW MEXICAN ★

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Allison-James Site Selected As Church Retirement Center

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Menaul Documents 000061

All United Presbyterians are invited to stop to see "Plaza del Monte" at any time while staying in or traveling through Santa Fe.

[redacted]r are the superintendents. The home is just three blocks north of the central plaza and may be reached by telephone on YUcca 2-8539.

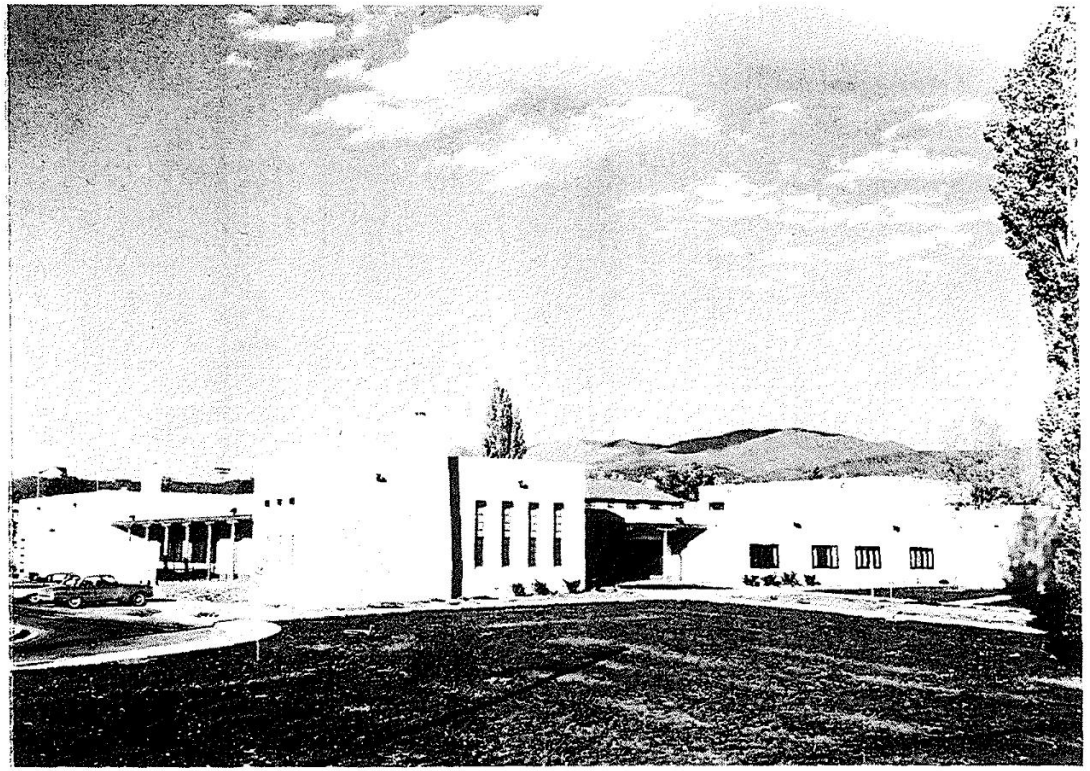
[redacted]

Menaul Documents 000062

Dr Donald L. Hilbard

For further information concerning the home write

THE BOARD OF PENSIONS
UNITED PRESBYTERIAN CHURCH
Witherspoon Building
Philadelphia, Pa. 19107



"PLAZA DEL MONTE"

FEDERAL PLACE

SANTA FE, NEW MEXICO

Menaul Hills

A RESIDENCE FOR
RETIRED MINISTERS AND MISSIONARIES
OF THE
UNITED PRESBYTERIAN CHURCH

The Home

In the historic and beautiful city of Santa Fe, New Mexico, the Board of Pensions has established a new retirement residence for those who have served the Church over a long period of years.

"Plaza del Monte", located very close to the central plaza of this capital city, combines the comfort of living with Christian companionship and the opportunity of being of service in the community. The location is within easy walking distance of a United Presbyterian Church, shopping facilities, restaurants, hotels, museums, parks and entertainment. The home contains no infirmary because the emphasis is upon healthful and active living, but there are adequate hospital and nursing home facilities available should the need arise.

Culturally, Santa Fe stands out among the foremost communities of the United States in the fields of art and music, and a new independent branch of St. Johns College of Annapolis, Maryland (the Great Books college) will provide further expansion of the wide cultural interests available. "Opera Under the Stars" is featured each summer.

"Plaza del Monte" has been built from designs approved by the foremost geriatric authorities in the United States and Europe. The outside architecture is Spanish in design to conform with the traditions of Santa Fe, while the inside is artistically modern with facilities especially designed for the needs of the guests. Colorful interiors enhance the warm feeling of "homey" comfort with each guest having his own living quarters (see accompanying plan). There are accommodations for couples also in the main house as well as a few nearby individual cottages and apartments designed for completely independent living.

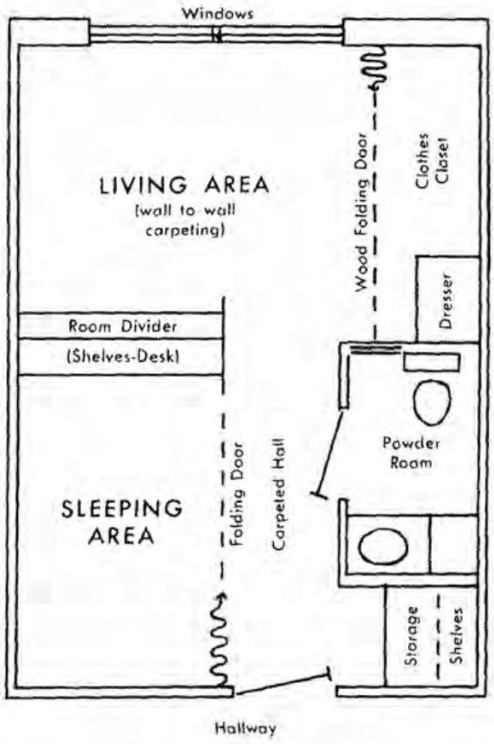
The cost of room and board in this home is moderate as the charge is $100 a month if the guest is able to cover it: otherwise special arrangements are made.

This is a home with an outgoing atmosphere—one where beauty of surroundings and Christian love combine to compose a portion of the Kingdom of Heaven on earth.

Typical Living Area

for single occupancy.

Room Size 19′ x 13′



For couples, appropriately larger quarters are provided. The heat in each room is individually controlled by thermostat.

Lounges, central dining facilities with tables for two and four, library, snack bar, showers and baths, work rooms, etc. are also included in the main building—all on one floor.

2

Retirement center celebrates 25 years

By The New Mexican Staff

A Santa Fe tradition ended when the Allison-James School was closed by the Presbyterian Church in 1959.

The school was almost 100 years old when the decision came to shut it forever. But the spirit of the school remains in the men and women who once served the church and who now live at the Plaza del Monte, a retirement center for Presbyterian missionaries and mission workers.

Plaza del Monte celebrates its 25th anniversary beginning today.

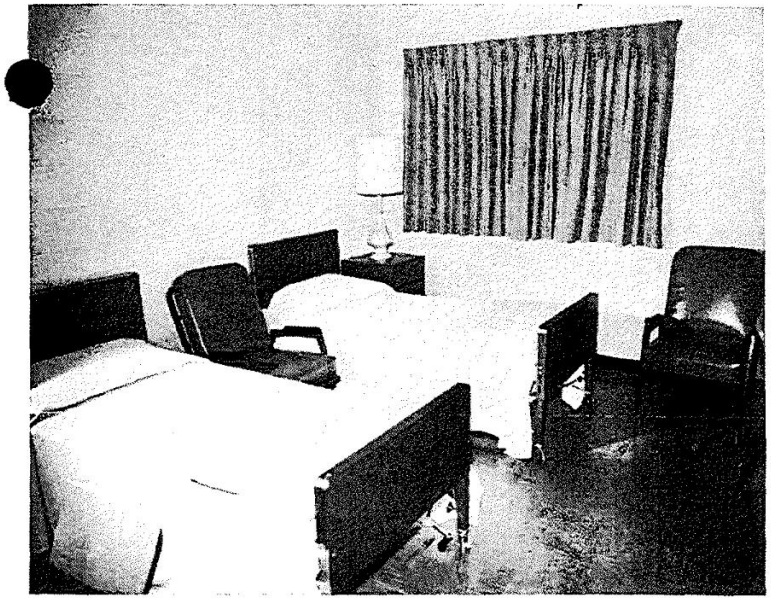
The community is invited to an informal open house from 3 to 5 p.m. today in the center's Casa Grande.

Other events, limited to center residents, include several worship services and a party.

The open house will feature a slide show detailing contributions Plaza del Monte residents make to the community, as well as a special performance by the Red Hot Chiles.

Santa Fe New Mexican
10/18/84





Top photo is an exterior view of the Retirement Ranch of Clovis buil rooms and to the right is Richard Snow, the Ranch man ager.

Retirement Ranch of Clovis

CHRISTIAN SERVICE HOME OPENS

Retirement Ranch of Clovis, the first Synod home for senior citizens, opened in eastern New Mexico city September. There are now some residents and more are arriving weekly.

This new home is a non-profit organization operated by Retirement Ranches, Inc., an agency of Synod, also engaged in developing a project at Roswell, on a substantia gift of land and income.

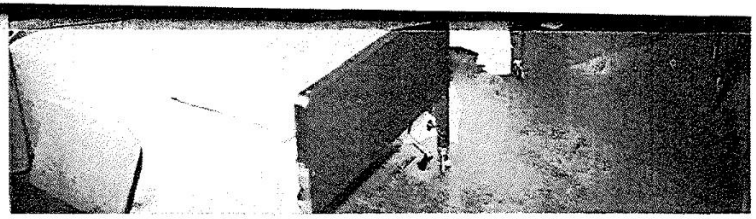
The initial Clovis facilities, consisting of the building and 19 acres of land valued at $250,000, were provided as a gift by Mr. and Mrs. N L. Tharp of Clovis.

The Clovis Ranch is bringing together elderly persons who wish to retire in an atmosphere of Christian fellowship. Through the facilities of this church-sponsored home a program of care, fellowship and service is offered. Among its many features is full-time nursing care.

Entrance fees are $500 for private quarters, $350 for semi-private and $300 for ward. Monthly charges

St. Andrew Church Reaches Self-Support In Less Than 3 Years

Saint Andrew United Presbyter-



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Entrance fees are $500 for private quarters, $350 for semi-private and $300 for ward. Monthly charges range from $250, $300 and $350 for private; $175, $215 and $250 for semi-private and $150 and $175 for ward. There are four beds for nursing care in the ward at $175

Requests for additional information on entrance requirements and details are welcomed.

Members and friends of the Synod are invited to visit whenever in the Clovis area.

St. Andrew Church Reaches Self-Support In Less Than 3 Years

Saint Andrew United Presbyterian Church in Albuquerque is making special plans to celebrate its "independence day" on November 5. The congregation goes to full self-support on that date. Although the congregation will not have reached its third birthday until next February 22, it will have been three years since the pastor, Rev. Earl S. Harvey, actually moved on the field to begin development work.

This new church in the northeast Albuquerque area received great impetus for development when Earl Montgomery, an elder in Immanuel church, made a gift of the land on which to build a church and manse.

Prior to completion of the first unit in April of 1960, the congregation worshipped in a square dance building for the first year. They went to a double worship service shortly after moving into the new ructure.

The church school enrollment stands at 376 and church membership is just over 300. The manse at 3811 Palomas, N.E., was completed a year ago this past summer.

NEW PENSION CHAIRMAN

Because of two deaths on the Synod Pensions committee, a new chairman has been elected. Inasmuch as Bruce Potter, Rio Grande chairman, was ineligible Bruce Poorbaugh, newly elected Pecos Valley chairman has been nominated to serve out the unexpired term of Amador Martinez.

LIAISON COMMITTEE

Synod Council has nominated the Reverends Harry Willson, Jose Medina, Paul Stevens and Kenneth Keeler to serve as liaison from the Synod to the Rocky Mountain Staff

Presbyterian Peaks
Fall, 1961



View of one of the private rooms, each with sitting room, bedroom, closet and toilet area. Photo shows the first two residents to arrive, Rev. John Carnine, Sunday School Missionary and Miss Lulu Floyd, who is demonstrating the book-case and writing desk wall divider.



This is one corner of the large general lounge area.

Plaza del Monte

RETIREMENT CENTER DEDICATION

Dedication services for Plaza Del Monte, the new retirement center in Santa Fe for Presbyterian ministers, missionaries and others who reception and tour of the center will follow the ceremonies.

The eventual population of Plaza Del Monte will be approximately

demonstrating the book-case and writing desk wall divider.



Plaza del Monte

RETIREMENT CENTER DEDICATION

Dedication services for Plaza Del Monte, the new retirement center in Santa Fe for Presbyterian ministers, missionaries and others who are members of the pension plan, will be held November 16, at 3:00 o'clock. (Ministers are asked to announce this event to their congregations and invite all who are able to attend.)

The service will be conducted by Dr. Carl J. Kissling, President of the Board of Pensions which also will hold its fall meeting at the center at this time. Dr. Kissling is minister of the First United Presbyterian church of Denver.

A brief historical statement concerning the establishment of such centers and the choice of Santa Fe for this one will be presented by Dr. Kenneth M. Keeler, Executive of the Synod of New Mexico. The principal address and dedication litany will be given by Dr. Joseph M. Ewing, a member of the Board and minister of the Carmel Presbyterian church, Carmel, California.

It is expected that Governor Edwin L. Mechem and Mayor Leo Murphy of Santa Fe will attend. A reception and tour of the center will follow the ceremonies.

The eventual population of Plaza Del Monte will be approximately 120. The "congregate home" will house about 60 and some 20 houses will provide two-bedroom, two-bath accommodations for retired couples.

The center is on the site of the former Allison-James Mission School which was purchased from the Board of National Missions by the Board of Pensions. It is one block from downtown Santa Fe and close to church, library, theaters, stores and shops. Those who visit the center are unanimously agreed that "it is one of the nicest retirement centers in existence."

The superintendent of the home is Don Clauser of Santa Fe. He, together with his wife, Selina, are welcoming guests and helping them adjust to their new surroundings.

The Clausers have been active in church and civic affairs in Santa Fe for more than 20 years and each has had several years of service on one of the official boards of the First Presbyterian Church of Santa Fe. Their two children, Donald and Donna Margaret, are students at the University of New Mexico.

Plaza del Monte



PLAZA DEL MONTE--A CHRISTIAN COMMUNITY

Plaza del Monte, a retirement center primarily for Presbyterian Church ministers, missionaries, and their spouses, has been in existence for 25 years. On November 16, 1961, what is called La Casa Grande, built for congregate living, was dedicated.

The property on which this building stands, however, was owned by the Presbyterian Church as far back as 1866, at which time a junior high school, called Allison-James, for children of Spanish descent, was established. It was an outstanding educational and religious institution for 93 years; it closed in 1959. The property then was deeded to the Board of Pensions to be used as a home for those who had served the church, most of whom had no other retirement housing.

Four original faculty homes and a teacherage remain on the site. Since 1961, an additional 17 houses and four apartment buildings have been added.

At present about 100 persons are accommodated on the complex. They come from a variety of backgrounds and have served in this country and throughout the world.

FIESTA
Plaza del Monte Style
Saturday, October 18, 1986

Lounge — 15-minute SLIDE PRESENTATION "THIS IS PLAZA DEL MONTE"
3:15 p.m. 4:15 p.m. 4:35 p.m.

Snack Bar — ARTS AND CRAFTS SHOW — 3-5 p.m.

Library Area — BOOK DISPLAY — 3-5 p.m.

Patio — REFRESHMENTS — 3-5 p.m.

South Portal — PROGRAM

3:00 p.m. Violin Solo "Silver Threads Among the Gold"
Buckley Rude
Eleanor Spining, Accompanist

Indian Flute Solo "Water of Life" Dakota Air
Philip Wagner

Presentation
Sidney Byrd

Vocal Solo "The Lord's Prayer"
Helen Medina
Ethel Trimmer, Interpretation
Roberta Ritchie, Accompanist

3:20 p.m. Spanish Dancing
Ballet Folklorico
with Cecilia Aranda, President

3:40 p.m. Red Hot Chiles
Jere Corlett, Director

4:15 p.m. Spanish Dancing
Ballet Folklorico

4:35 p.m. Violin Solo
Rude, Spining

Indian Flute Solo
Wagner

Vocal Solo
Medina, Trimmer, Ritchie

November 13, 1988
25th Sunday after Pentecost
MISSION PARTNERSHIP IN THE SOUTHWEST



PLAZA DEL MONTE
SANTA FE, NEW MEXICO

Plaza del Monte has been a home for retired missionaries, fraternal workers, ministers and commissioned church workers of the Presbyterian Church (USA), their spouses or surviving spouses, who served the church for at least 20 years. It was opened by the Board of Pensions on November 16, 1961. In June, 1988, the General Assembly approved plans of the Board of Pensions to close the facility.

Consequently, those persons who formerly lived in La Casa Grande--Plaza del Monte's congregate living residence--have already moved to other housing. those persons living in the 42 independent living residences, however, remain in their homes and apartments at this time.

It is the hope of the Board of Pensions that some Presbyterian entity, or other institution, will be able to purchase the property and continue the same kind of program that now exists. Jack LeVan chairs a committee of interested persons from First Church, Santa Fe, who seek ways to enable the facility to continue.

In the meantime, the remaining residents continue to participate in the life and work of local churches and community. Some of them remain in demand as interim pastors across the country.

Gaylan and Leona Friezenborg serve as the resident managers.

****
Lectionary Readings: Daniel 7:9-14; Psalm 145:8-13
Hebrews 10:11-18; Mark 13:24-32
****

+ +

BULLETIN INSERTS PREPARED BY
STEWARDSHIP & COMMUNICATION DEVELOPMENT

LA CASA GRANDE. . .

A congregate living residence for 35 men and women. Meals are served in an attractive dining room. There is limited housekeeping service. Lounges, a Library and a Snack Bar are provided for the use of residents. Each room is provided with a telephone jack and is connected to a master television antenna. Rooms are furnished, but residents may bring their own furniture. Couples are provided with a living room and bedroom unit, singles have one comfortable room. A limited number of carports are available.

Mena



LAS PLACITAS. . .

9 one bedroom apartments
10 two bedroom apartments
22 two bedroom cottages

Each is provided with an individual gas furnace, water heater, stove, refrigerator, washer and dryer. Most have fireplaces and carports. Some

Plaza del Monte's dedicated and efficient Staff of over 20 persons, who serve in food service, housekeeping, building maintenance and grounds keeping, is under the direction of the Resident Managers.

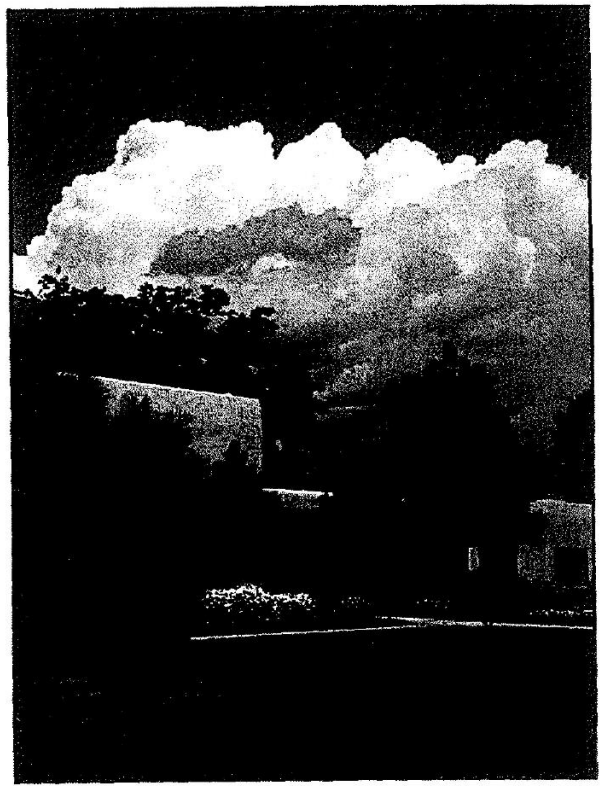
ELIGIBILITY. . .

Retired ministers, missionaries (Fraternal Workers, Overseas Associates, or International Subsistence Service Appointees), and commissioned church workers of the Presbyterian Church (U.S.A.), and their spouses (or surviving spouses), are eligible to register for housing under the Homes Program. Registrants must have attained age 65 and served the Church for at least 20 years by the time housing is required. Exceptions to the age and service requirements may be made in case of special need if housing space is available.

FOR INFORMATION, please write:
The Homes Administrator
The Board of Pensions
1834 Arch Street
Philadelphia, PA 19103

417 Paseo de Peralta
(at its intersection with Old Taos Highway)
P.O. Box 1888
Santa Fe, New Mexico 87504-1888
Telephone: (505) 982-8539

PLAZA DEL MONTE



A Lively Retirement Community

owned and operated by

THE BOARD OF PENSIONS

of the

Presbyterian Church (U.S.A.)

Plaza del Monte (Square of the Mountain) is unsurpassed as a place for active retirement living! Opened by the Board of Pensions in 1961 on the site of the historic Allison-James Mission School, Plaza del Monte for over 25 years has offered its residents the unique advantages of the cultural opportunities of a major metropolitan center in a small city of 55,000 - the oldest capital city in the United States! Three million tourists visit Santa Fe, New Mexico each year. When you retire in Plaza del Monte, "the city different" is your home!

The retirement complex is bounded on the north by the city's newest recreation park with jogging path, indoor swimming pool, tennis courts, weight room, etc., etc.

...on the west by the Old Taos Highway leading to the Santa Fe Opera and many Indian Pueblos.

...on the south, just two blocks to the historic Plaza which marked the end of the Santa Fe Trail.

Memorial Documents 060074



...on the east by the Sangre de Cristo mountains, with Hyde State Park, a forested place for picnicking, camping, hiking, skiing just a dozen miles away.

St. Vincent Hospital, offering all the services of a modern acute care hospital, is within a ten minute drive of Plaza del Monte.

La Residencia, just six blocks away, is a 135-bed intermediate care facility operated by Presbyterian Medical Services. The Board of Pensions has entered into a contract with PMS for a priority use of eight beds on an "as available" basis, thus offering a continuum of care from independent living to nursing care in Santa Fe. Casa Real and Four Seasons are skilled care nursing facilities located just ten minutes from Plaza del Monte.

Two Presbyterian Churches are conveniently located, as are shopping centers and other needed facilities.

Santa Fe has an unusual public transit system - a subsidized taxi service so residents may remain independent even though they no longer drive their own cars. Plaza del Monte's two modern air-conditioned vans, with Staff drivers, provide transportation to medical appointments as needed, to shopping twice weekly, to Church activities - and - to places and events of interest in Santa Fe, Albuquerque and the surrounding area. A weekly newsletter, the *Calendario*, keeps the Plaza del Monte residents informed about all the planned parties, activities and outings



Plaza del Monte includes Las Placitas, 41 individual one and two bedroom homes; and, La Casa Grande, a congregate living facility for 35 residents. The architecture reflects the Spanish tradition in an old Pueblo adobe style, well suited to the arid Southwest. Air conditioning is not needed in the mild mountain climate. At 7,000 feet elevation, days are rarely uncomfortably warm and nights are always cool; mild winters bring overnight snows gone by midday. Plaza del Monte is a lively community, offering a unique life style tailor-made by you!





Pension Supplement – A Gift of Hope for Retired Church Workers

Lulu Ruth Floyd served the church for many years, working with Native Americans and Chicanos during those rugged years of the denomination's ministry. When she retired from her fulltime work in the 1940s, she received $36 pension a month for all her living expenses. Where was she to go? Compassionate friends, faith and volunteer work kept her going, but little by little, her eyes and ears began to fail her.

At that time, Plaza Del Monte was a girls' high school called Allison James. But the Presbyterian Board of Pensions was then developing an assistance program that would supplement Lulu's meager income. The school eventually became a retirement home where Lulu could afford to live. There she paid $100 a month for room and board, and through the assistance program, had some left over to meet other expenses. She was content and spent her remaining years at Plaza Del Monte, dying there recently at 92 years of age. This is the kind of work the church can do for its retired servants, giving help and hope and comfort to those who gave their very best to the child in the manger.

Using funds contributed to the 1973 and 1974 Christmas Offerings, the Board of Pensions is now able to supplement the retirement incomes of 1,000 former church workers. Today, as a result of the continually rising cost of living, there is an urgent need to increase the modest incomes of these 1,000 beneficiaries and bring into the program an additional 300 persons whose current retirement incomes are clearly inadequate.

With your support this goal is attainable. Give a gift of hope to retired church workers. Contribute sacrificially to the 1975 Christmas Offering.

HAVE YOU NOTICED:

how much there is to look at in a single tree? Some day when you're wondering what to do, ask yourself, "If I were an artist, how would I draw that tree outside my window?"

The question will make you look at the trunk, its thickness and color and texture; and whether it goes straight to the treetop or divides and spreads itself. You'll see how the branches grow out of the trunk: straight or curving, drooping or rising, opposite or alternate. You may try to name the shape of the whole. Is it like a ball? a tower? a carelessly-bunched bouquet?

Then curiosity about your tree may lead you to study and wonder at a single leaf or just one needle. You may look back for the colors and shades in the whole tree. Even in midsummer you'll find gray or brown or gold amid the green. You will notice that some greens turn black in the shade, and that the shadow of the tree has its own shape and color.

The next time you look, you may say with a shock of pleasure, "That's my tree." And each time, because of season or cloud or time of day, you may find a different picture.

RUTH C. THOMSON

Wednesday Morning Devotionals September 8, 1970 - January 12, 1972

Sept. 8	- Mrs. Lenore Tucker: Who are the poor in spirit?	Matt. 5:3
Sept. 15	- Rev. and Mrs. Peterson: Who are the triumphant mourners?	Matt. 5:4
Sept. 22	- Rev. and Mrs. D. Thomas: Who are the gentle in spirit?	Matt. 5:5
Sept. 29	- Rev. and Mrs. John Currie: What is spiritual hunger?	Matt. 5:6
Oct. 6	- Rev. and Mrs. Burney Shell: What is the quality of mercy?	Matt 5:7
Oct. 13	- Rev. and Mrs. W. Almy: Who are the pure in heart?	Matt. 5:8
Oct. 20	- Rev. and Mrs. O. Sellers: Who are the peacemakers?	Matt. 5:9
Oct. 27	- Rev. D. N. Shotwell: Who suffers persecution in the cause of righteousness:	Matt. 5:10
Nov. 3	- Miss Dorothy Fritz: Who are the savory disciples?	Matt. 5:13
Nov. 10	- Rev. and Mrs. Price: The lightbearers' privilege	Matt. 5:14-16
Nov. 17	- Rev. and Mrs. G. Boyd: What is the basis of social security?	Matt. 6:33
Nov. 24	- Rev. and Mrs. G. Bremicker: What is the basis of Christian reciprocity?	Matt. 7:12
Dec. 1	- Rev. Ward Boyd: Christ is the answer to understanding God's greatness	Heb. 1:1-2
Dec. 8	- Mr. and Mrs. A. Brooks: Christ is the answer to understanding God's love.	1 John 4:9
Dec. 15	- Rev. and Mrs. Hoytt Boles: Christ is the answer to God's plan of redemption	
Dec. 22	- Rev. and Mrs. C. Whittier: Christ is the answer understanding man's reconciliation to God	II Cor. 5:19
Dec. 29	- Rev. and Mrs. R. Boshen: The Challenge of the New Year	Deut. 11:12
Jan. 5	The Word is 'Forward'	
Jan. 12	Summary	

OF ART AND ARTISTS IN OUR AREA

"Art builds bridges between past, present and future."
(Walter Nathan in Art and the Message of the Church.)

Santa Fe is the acknowledged Art Center of the Southwest. How fortunate we are to live within walking distance of several fine galleries and museums. Your art reporters plan to keep you informed about important exhibitions, outstanding works of art, and the artists who create them. If there is enough interest, conducted tours to galleries museums or private studios can be arranged.

If you have not seen the current exhibition at the Fine Arts Museum, plan to do so before September 12 when the museum closes until September 19 in preparation for six new exhibits. The present show of paintings by Peter Hurd, portraying scenes typical of each month in the year are of special interest to New Mexicans. This artist is particularly skillful in the use of light, shade and color to depict the eerie light of a rain or dust storm, the warm glow of a camp fire, or the glaring spot lights of a Rodeo at night. Many of his preliminary sketches are also on view. It is interesting to note how he has translated the studies in black and white into finished paintings in egg tempera color.

RUTH ALMY

OPERA, ANYONE?

The fifteenth year of the Santa Fe Opera was a gala season. Six operas (25 performances) were presented with something for everyone. If you prefer the old stand-bys The Magic Flute and The Marriage of Figaro offered beautiful staging, gorgeous costumes and glorious music. If humor "is your dish" The Dutchess of Gerolstein was a spoof in the grand manner. This year marked the first Wagnerian production here - The Flying Dutchman. The world premiere of Yerma with both composer and lead soloist from Brazil, brought raves from critics from coast to coast. To round out the list there was Don Carlo with Verdi's matchless music. If you were not one of the 36,000 in attandance at a performance - you should vow now to remedy that in 1972. The building itself is worth the price of admission. The orchestra is "tops". The stage sets and costumes are outstanding. These young soloists are also actors! If for no other reason, you should go because it is a bargain. The seats that sell for $5.50 in Santa Fe, would be $15.00 at the Met in New York.

NEVA PALMETER

¡ EL CALENDARIO DE PLAZA DEL MONTE !

For the week of: August 28, 1983

WORK CONTINUES ON WASHINGTON ST.

Contractors are installing a man hole for PNM just each of Bill McClain's house to provide for the future relocation of underground electrical service. Two more sewer lines will be laid up Washington, one to connect to the drain by our sidewalk. Washington Street will remained closed for some time.

Paving of the Artist Road extension was to begin Thursday, but was postponed because of the rain.

Landscaping plans for the area call for the installation of benches east of our entrance, with Honeylocusts and Rocky Mountain junipers to be planted along the north side of our fence.

More confusion than usual will accompany the annual burning of Zozobra, Old Man Gloom, on Friday, September 9 as Washington St. will probably still be closed. We will have guards at our entrances as usual that night.

While construction continues, many people are using our street, so exercise caution!

NEW RESIDENTS EXPECTED THIS FALL

The Rev. & Mrs. I.O. Woodall of Dallas, Texas, will move into La Casa Grande on September 5th.

The refurbishing of 125 Camino Santiago, #4, is underway, with Dr. and Mrs. William Morrison of Cape Cod, Massachusetts expected to move into their apartment the end of September.

On October 1st, the Rev. & Mrs. Forrest Smithson of Cascade, Iowa, will move into 117 Camino Santiago.

LABOR DAY AT LA CASA

Placitas folk have been invited to La Casa on Labor Day for supper at 5:30 p.m. Each household will be called and asked to bring a dish for the meal - which features barbequed chicken.

Margaret Franke, an elder commissioner to the Atlanta Assembly, is expected to bring a report on Presbyterian reunion.

BRIEFLY NOTED: GLEN HARRIS is expected home today (Friday). ADA ESQUIBEL had eye surgery Wednesday at Presbyterian Hospital, and is expected home this week. Let us keep both in our prayers....JOHN BATHGATE brought our repaired copier home from Albuquerque. Thanks!....JOHN SANDOVAL and crew installed a new bench near the Hall Memorial.....A former worker at Embudo Hospital, LUPE BUSCHESER (nee Collaso) is now the ~~Executive~~ Ass't at La Residencia.....Celebrating August birthdays Sunday at La Casa were: RUTH ALMY, LILLIAN VOPAT, RUTH DEAN, DICK TRACEY, and MINNIE COOK (guest)....Precipitation thru Thursday morning totalled .52" - more or less!....the Rev. TAYLOR McCONNELL will lead our first fall worship: 10:55 a.m., Wednesday, September 7th!.....

Waltrine Harris has written

"A Prayer for

CHANGING TIMES"

which seems appropriate as we look forward to the Olympic Games in Los Angeles.

Our Father-Help us to feel the fresh breeze blowing in our time. Help us to open the windows of our minds that we may be invigorated by it. Let us breathe deeply of the winds of change, even as we support our feet upon the solid base of our past traditions.

Mold us into spiritual gymnasts, that we may survive the rigors of strenuous competition.

Help us to meet our future with a full recognition of inevitable change. Grant us the supple courage this demands.

Help us to approach our hurdles with confidence, but to alter our course gracefully when disaster is imminent.

Let us never consider a race we have won as enduring proof of our superiority nor allow us to feel that a momentary defeat removes us forever from the running.

Grant us the ability to recognize and admire the fine qualities possessed by others without feeling the necessity of adopting their style. But never permit us the rigidity of complacency. May we remember the importance of endeavoring to improve our own techniques, borrowing, where desirable, the ideas of others, so that we may remain fluid in form and adaptable to the course.

Help us to live so that whether we win the gold medal of our dreams or come in far down the list, we shall not have lost our zest for the contest.

These things we ask, Our Father, in humility and appreciation, with a desire to perform always in the finest possible manner in Thy name. Amen.

Model Housing Area Planned By Board

An official of the United Presbyterian Church, U.S.A., announced today that the Allison-James School campus here will be used as the site of a retirement housing center for ministers and missionaries.

Rev. Kenneth M. Keeler, Executive of the Synod of New Mexico of the Presbyterian Church, said that Santa Fe architect Philippe Register has been retained to plan the development as a "model retirement housing project." The site adjoins Federal Place. Rev. Keeler said that the Board of Pensions of the Presbyterian Church has purchased the site from the Board of Missions which for the past 92 years has operated the Allison-James School to provide a Christian education for children of Northern New Mexico.

"The property which has housed the junior high boarding school for many years will continue its larger service to the people of the church and to this community," Rev. Keeler said.

The school was closed this spring. Church officials pointed out that improved public education facilities throughout Northern New Mexico had reduced the need for such a facility.

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Plaza del Monte, FEDERAL PLACE, SANTA FE, NEW MEXICO, 87501
PRESBYTERIAN RETIREMENT HOME
PHONE 982-8539, P.O. BOX 1888
DR. AND MRS. SHELDON O. PRICE
SUPERINTENDENTS

Heading Homes

Plaza del Monte, a Presbyterian Retirement Home, owned and operated by The Board of Pensions, is located in Santa Fe, New Mexico. Those eligible for use of Board-owned facilities are ministers and missionaries of the United Presbyterian Church, U.S.A., their wives or widows and Commissioned Church Workers who have served the church usually for twenty years or more and have attained 65 years of age. Space being available, in special situations exceptions are made to the age and service requirements. Plaza del Monte accommodates 54 residents in the Congregate living facility. In addition there are 21 two-bedroom houses, 12 one-bedroom apartments and five two-bedroom apartments. The facilities were built on the land formerly occupied by the Allison-James School. Plaza del Monte was dedicated November 16, 1961.

Plaza del Monte Spectrum

news & views

1983
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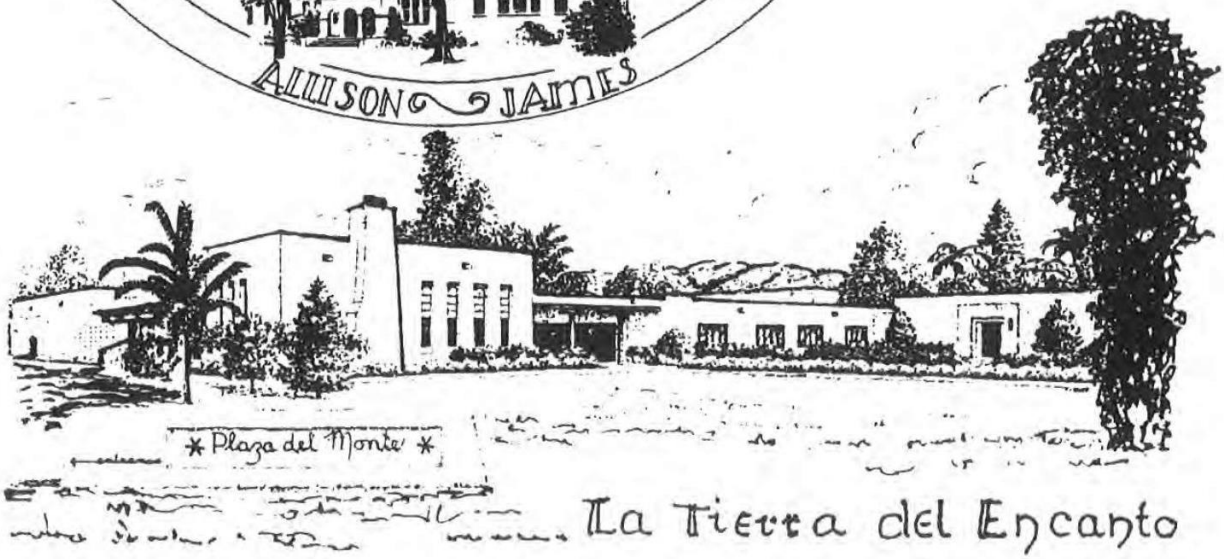

La Tierra del Encanto

PLAZA del MONTE

Jim and Ione Egly - Administrators

PLAZA del MONTE SPECTRUM

Published four times a year by the residents of Plaza del Monte Retirement Center, a facility of the Board of Pensions of the Presbyterian Church U.S.A.

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Headings/Art/Photography	Margret Austin

SPECTRUM ED'S CORNER: -

This issue has been an enjoyable effort, if a bit complicated and slowed by an idiosyncratic reaction to some drugs - now hopefully resolved. It would not have been possible without the help of a number of people. Menaul School and the Menaul Historical Society were most gracious and helpful in their accommodations and the access to their records. And I owe special kudos to two people there: Carolyn Atkins and Dottie Stevenson. Without the special help of my wife, Margret, and the assistance of Henry T. Lowe and Henry Haupt this issue may have been crippled. Muchas Gracias.

The time has come for a change in policy. The cost of everything about publication continues to rise, and our subscription price has remained pre-inflation. The kind assistance of friends who have borne more than their share of the costs has been appreciated, but has become insufficient to meet our bills. A simple and logical solution has been decided upon: we will make the subscription cost what it purports to be - subscription. Until now the policy has been to make the paper available to all residents of la Plaza,whether they were paid up or not. No longer! Next issue will be printed in quantities to give every subscriber a copy, with enough extra copies to accommodate any who would like to purchase a single copy - at cost. If your subscription is paid through 1983 you will receive a copy of the Christmas issue (which will be published not on Dec. 1st, this year, but nearer to Christmas.) If you want to check on your status, Henry T. Lowe has the records, and will be glad to tell you whether you need to renew your subscription before then. If you want to buy single copies instead of paying for the whole year, each will be $1.00

And so, as a famous essayist said,to bed. Nos veremos mas tarde.



Before Plaza del Monte



1866—9

The history of Presbyterian work in Santa Fe goes back to the first continuing Protestant missionary work in this area, in November, 1866. The Baptists had tried to establish a mission in 1849, and the Presbyterians in 1850, but neither was permanent. The first Presbyterian missionary became interested in the Union cause and left the ministry to found the SANTA FE GAZETTE.

In response to a need felt by the Board of Domestic Missions of the Presbyterian Church, the Rev. David McFarland was sent to "the morally dark and destitute regions" of the Territory of New Mexico. In 1866 he arrived in Santa Fe, a town of adobe houses, with muddy or dusty streets, hoping to establish a work "to overcome disease, infant mortality, ignorance, superstition, and poverty - and to transform lives with joy, hope, and faith which only Christ can give." It was reported: "there has been instilled into these people deceit and untruthfulness for generations and generations. That is why we are here."

The first motive had been to distribute the Scriptures but McFarland saw a chance to gain influence over young minds, and finally to reach the adult population by establishing missionary forces to occupy the whole territory in connection with a school in Santa Fe. He began an amazingly successful program - which had developed 40 stations before its end.

Mr. McFarland immediately began a church - which first met in the Senate Chambers of The Governor's Palace, and a school which met in a two room adobe house on Palace Avenue, one room of which served as living quarters. Over 40 persons were present at the first service; and the school which later became the Allison School, began with 30 pupils, 10 or 14 of whom boarded regularly at his home.

When time came for the organizational meeting of the new church, it was held in the parlor of Governor Robert Mitchell because the janitor of the Senate Chamber had failed to lay a fire and had disappeared with the key.

Within a year the school had grown too much for Mr. McFarland to handle. Mrs. Alexander, wife of the Colonel at the Fort, enlisted help of folks in her home church, and the Auburn N.Y. Bible Society raised $500 to support a teacher in Santa Fe; and Charity Ann Gaston of Knoxville Illinois (later the wife of John Menaul) became the teacher.

The school grew, and expansion became necessary. In 1869 a two room adobe, built by the Baptists in 1849 and abandoned, was brought and refitted as a church and school. Its condition can be seen in the picture above: the roof leaked; sand, rain, and snow blew in; and when the wind shifted the stoves smoked so badly they could not be used. There were no lamps, kerosene costing $5.00 a gallon, and candles could only "make the darkness visible." But the school met a need and soon was known across the country and even in old Mexico.

Everything was not always rosy. Archbishop Lamy was opposed and threatened excommunication for any who sent their children to school in a building used as a Protestant church. Attendance dropped from 40 to 12, but some of the pupils came back, and others soon filled the gap. At one point relations were so unfriendly that the newspaper reported: "a guard of soldiers had to be promised to escort Santa Fe Presbyterians to church."

In 1870 Sheldon Jackson described his arrival, by a six-mule team at a gallop, in "Strange Santa Fe" - as rolling "past low hovels, dirty children, and barking dogs of the poor." He sent word to the church at large that "the leaven is working, and from all parts of the territory...letters are received asking for admission for their children, but there is no room for them. The blessing has come. In answer to the prayers of the church, an opening has been made." Not surprisingly, his report was accompanied by a plea for help to buy "a large suitable building" being sold for taxes. "The King's business requires haste," he wrote. "Who will feel? Who will pray and give?"



1881 1903

It was in 1881 that Matilda Allison came to take charge of the growing school. She had been a missionary in Mexico, and claimed to have held the first prayer meeting to be held west of the Missouri border - in Santa Fe in 1848, when she was visiting here.

When she came the school had 23 pupils - 7 Spanish-speaking, 6 black, and 10 Anglos. Another old adobe was acquired, with 11 rooms, badly in need of repairs. And there was constant growth during Miss Allison's leadership which was to last for 23 years. There was no charge for tuition, and books were free to those whose parents could not pay for them. But from the beginning parents were encouraged to pay what they were able. Some of the contributions in lieu of tuition seem strange in modern times. In 1895 such payments included: "8 strings of chili, 1 sack of cornmeal, 1 sack of onions, $15 worth of wool, beans and chile, 1 Navajo blanket, 5 chickens, 3 strings of chili, 1 box of grapes, and 2 dozen eggs."

It would be unwise in such a history as this to cover all of the changes and additions, but among the highlights which should be noticed is the establishment of the Boarding department

(continued next page)

Menaul Documents 000083

in 1884. "The fame of the school was spreading all over New Mexico, Colorado, Arizona, as well as old Mexico. People came from all directions offering produce, livestock, and wood, and such, so their children could be there. So great was the response from people that it was decided by the Board to make this a boarding school for girls."

On her retirement in 1903, Miss Allison was commended by the First Presbyterian Church for her contribution to the school's growth and for the extension of "her influence so widely through New Mexico in brightening the home life and developing Christian character." And it was decreed that hereafter, "this school which had been known as the Presbyterian Boarding and Industrial School for Girls will hereafter be called the Allison School."

The work of the school was praised throughout the Territory. A former School Superintendent, A Roman Catholic and a Mexican, wrote that "This school did more for New Mexico than any other institution in the Territory."

With this evidence of success it is no great wonder that the Board of Home Missions envisioned a similar institution for boys, and appropriated $50,000 for that purpose.

Nor was the city blind to the value of the Presbyterian school in its midst. When it seemed likely that the boy's school would go to Albuquerque where the Board owned land, the city Fathers told the Board that because of their appreciation "the site shall be yours without cost, donated by the citizens of Santa Fe."

Governor Prince argued for the Santa Fe location, publishing his argument in the newspaper: "To plant such an institution in a place where the example before the eyes of the pupils is continually bad, where Sunday is never observed, where saloons and gambling houses and places of worse repute are most conspicuous features, would seem to me to do harm rather than good." The people of Santa Fe got busy and secured land for the school. The NEW MEXICAN started a subscription to raise $1,000 - and was successful in one day.

Years later when ground was broken for a new building for Plaza del Monte on the ground once occupied by the school for boys, two large brick pits of unknown origin were uncovered. It turned out that they had been part of the Santa Fe Gas Company which had once occupied the land contributed for the school. Mrs. Bernadito Atencio (then Roybal), widow of the man who was minister of the Embudo church for over 20 years, remembers when one of those pits was used for feeding pigs, and recalls when she was a student - and tried to ride the pigs.



1908 1912

The building, begun in 1905, was opened in 1908, and the school was named for Mary, (Mrs. D.R.) James, a gifted and consecrated leader in mission work developments, and first president of the Woman's Board of Home Missions. One of the buildings, and one of the horses at the Allison school, were named for her, as well as the new school.

The new building served as dormitory for 37 boys, with dining room, kitchen, and rooms for the superintendent and his family. For classes the boys joined the girls at the little brick school house near the Allison Building.

After 5 years the coeducational work, begun with hope that coeducation might solve the problem of establishing future Protestant homes among Mexicans, had not fulfilled the hope, and it was decided to concentrate work for boys at Menaul, making the Allison-James school a girls' school.

Changes came fast during the next few years. In 1919 the primary grades and High School were dropped. In 1924, under the leadership of Ruth Barber, the school became an accredited 4-year High School. In 1927 the property on Grant street was offered for sale, with a decision to build up the campus at Mary-James, north of Federal Place. A new dorm in 1930 brought all the students to one campus. In 1934 it was decided to make Allison-James coeducational. Menaul became a Senior High School and Allison-James a Junior High Boarding School, with grades 7-9.

The curriculum and program which made the school so outstanding varied over the years with these changes in the make-up of the student body, but this description of the program from a report in 1934-35 will help to understand the nature of the school's influence: "A very real effort was made to so work out the curriculum to meet the needs of the pupils and at the same time prepare them for a more abundant life in their home communities. It covered weaving, - starting with raw wool and completing blankets, - woodwork for the 7th and 8th grade boys, especially helping them to make things from rough lumber and things which could be used in their homes, - home economics for the girls of the 7th and 8th grades, Bible for all group and other regular academic subjects. The boys were given a period from school hours to iron their own shirts. The girls did all of their own washing and ironing under supervision of the laundry supervisor. Of course, as has always been the case, the students did all of the work about the buildings and campus under supervision of laundry, kitchen, dormitory, and grounds supervisors."

During the season the boys had basketball. Having no gym, they used the public high school gym 3 hours a week. The boys had very little practice, but won a few games played with other high school teams.

Throughout the history of the school development of character was emphasized and was regarded as the chief function of housemothers. Regular Christian training included daily chapel and Bible study for all people, Christian Endeavor and

(continued next page

other clubs at times, and organized Sunday School. In addition other programs were added from time to time - such as Daily Vacation Bible School on campus for town children. Special events were planned, such as Christmas programs which were presented at the school and frequently carried back to home communities to be presented in local churches.

Although World War II was hard on the school and some of the boys were allowed to stay home and help with the farm work, the influence of the school continued to grow. In 1952 the principal reported "an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages," and "nineteen staff members, an overflow enrollment, and an alumni group of outstanding Christian leaders throughout the State of New Mexico." Today those alumni are still respected community leaders, and one easily uncovers a feeling of regret that the Board ever decided to close Allison-James.

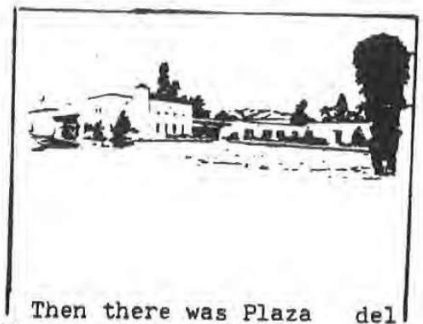
Martha Smith, who lived at Plaza del Monte after the closing of the school, wrote about the purpose of Allison: "to provide an education for the Spanish-speaking youngsters in the isolated villages of Northern New Mexico who would have no education were it not for Allison-James and Menaul schools."

But by 1958 the Board had recognized that the improved quality of public education had profoundly affected that purpose. Staff members at the school asked: "How can we justify our existence when we no longer function with the above-stated purpose?" So it was that, although in 1953 it could be written that this was "the equal of any school in town," and "audio-visual aids comparable to those of any school in the nation," it was decided in 1959 to add a 9th grade at Menaul, and to move all Allison-James students there, thus terminating the work in Santa Fe. "With the improvement of public education, the Board now believes it desirable for the young children to stay at home and attend schools nearby."

Thus ended an illustrious chapter in the history of the Presbyterian church, a change much lamented by many then and now. It is fitting on Presbyterian Heritage Day to dedicate Allison-James School as an historical site on the American Presbyterian/Reformed Sites Registry, the event marked with a plaque on the Plaza del Monte building, successor on the site. This is a better tribute than was anticipated in 1965 by Fr. Stanley who wrote in CUIDAD-SANTA FE: "One thing was certain. There will be no homecomings, only memories and even these will fade with the landmark because progress is man's best friend."

With the closing of the school the buildings were taken over temporarily by the State Historical Library; the NEW MEXICAN reported with a hopeful note that apartments would soon be springing up on the property; but any confusion was soon dispelled. In 1960 The Board of Pensions of the Presbyterian Church U.S.A. bought the property, with the exception of the James dormitory (razed) and the Allison dormitory (still standing), sold to the Masonic Lodge. It was reported in the press that the campus "will be used as the site of a retirement housing center, (billed as a model retirement housing project) for ministers and missionaries." And thus was launched a new chapter which we hope will be as illustrious in its way as the celebrated one.

- Orval Austin



Then there was Plaza del Monte, which many of la gente de la Plaza feel has indeed fulfilled the hope for a model community.

It has been of interest to ye Ed to note the interest and joy in the variety and scope of fellowship presented by our constituency, and by the flavor and enchantment of the lovely city of which we are an enclave. All these reactions and many more can be read in the files of THE SPECTRUM of Plaza del Monte which began as "A Journal of News and Views", published by the Presbyterian Retirement Center, Santa Fe.

The structure of the paper has changed over the years. The first issue in ye Ed's files, Oct., 1971, was dominated by religious expression, but a variety of items dealing with interests which became standard fare in later issues were initiated. In early copies are: "Beginnings of the Christian Life," "The Church as Organization," "As We Knew the Land pf Eternal Springtime," amd "Fall."

In succeeding issues there were continuing columns dealing with interests of the family: "News of Plaza Residents," including such as - "Highlights of our Recent Trip;" "On Art and Arts in our Area;" profiles of new residents, news about staff people who keep us cozy; and a schedule of devotional speakers.

With many of these subjects being well covered in a weekly Calendaria, the SPECTRUM has tended to become a theme-centered place for residents to share their ideas with their conorts.

It is a pleasure to devote this issue to a commemoration of the magnificent work done by the school which began a noble task 90 years ago and occupied these hallowed grounds during its later years; and to include one of our regular features: profiles of our newest residents.

A glimpse into the near future reveals that it's time to think of contributing to the Christmas issue. Could it be that it's time for a look at our world in relation to the coming of the Prince of Peace? At a time when they cry "Peace, peace, but there is no peace," Ye Ed would like to have the benefit of the opinions of our Christian hearts and souls, to share views of Christ Now. Could it be that we should not limit it to one theme? If you have some other point you'd like to make at this season, write it. Ye Ed will rejoice in any thing you feel would grace the season.

Newcomers



Paul and Shirley Olmstead, (shown in their garden with one of his creations between them) came to live at 105 Camino Matias upon retirement after 28 years' teaching at Wasatch Academy. They taught a variety of subjects there - he mostly woodworking, but a number of other things such as lapidary which Shirley took over after studying under him.

At times Shirley taught all the Arts, and she cites as examples: painting, weaving, ceramics, basketry, jewelry, tie-dyeing, wire sculpture, and whatever.

Paul, whose great-great-uncle was Frederick Law Olmstead, who designed major parks including Central Park in N.Y. City, was reared in State College Pa., where his father was Y.M.C.A. Secretary until fired for speaking out against the war as head of a War Resisters' Group.

Shirley was born and grew up in Cincinnati, Ohio. Both attended Columbia U., where they met as graduate students. They were married in Orlando, Florida during a 4½ stint Paul served with the Civilian Public Service Group as a conscientious objector. The American Friends Committee gave him food, housing, and 10¢ a day spending money; and wives were allowed to stay in camp with their husbands. Shirl worked in a department store in Orlando.

After the war they went to Alpine, Tenn., hired by the Board of National Missions to establish woodworking and pottery industries which were turned over to locals but did not long survive on their own.

While in Alpine the couple adopted a son who now lives in Denver with his wife and 2 children. He works for the Social Security Administration and she for IRS.

While at Alpine Paul answered an ad for a teacher of Wood Shop at Wasatch Academy, Mt. Pleasant, Utah. With a wife who had never been west of the Mississippi he headed west. There had never been an art teacher at Wasatch, and Shirley opened an art department which became a well-developed facility - starting with 2 brushes as total equipment.

The Olmsteads expect to pursue several hobbies here. He has orders for 3 large wooden bird sculptures and plans to resume oil painting. She does water color. They are gardeners, and love skiing together in winter, both down hill and cross country.



In July, 1977, Roberta Ritchie retired. After some traveling and a term as a V.I.M. she came to Plaza del Monte where she settled in the Casa Grande and worked as Assistant Administrator. Now she has retired a second time and moved to 112 Santiago.

She enjoys retirement, which includes cooking for a change and digging weeds out of her lawn. Retirement for her does not mean fading into the scenery in a rocking chair. She expects to continue to direct the local choral group and may continue some activity with a children's choir at First Pres. She is singing in the chancel choir at the church, and is the accompanist for an instrumental group which will perform at our November Sunday evening at la Plaza del Monte. And in addition she has taken on other responsibilities: She will be the Music Chairman for AARP, and Corresponding Secretary for the Woman's Association of the First Church, and a Board member for Church Women United.

On Sept. 5, 1983, "I.O." and Marie Woodall became residents of la Casa Grande, after living in Dallas, Tx. for nearly 15 years following his retirement on Feb. 1, 1969.

The Woodalls are parents of one son, Sherrill, who was born in Hillsboro, Tx., on July 9, 1925. Both Sherrill and "I.O." served in the armed forces, Sherrill in the Marines and his dad in the Navy where he served as Chaplain for some four years. He writes: "After Chaplain School in Norfolk, Va., I was ordered to the Treasure Island Naval Base at San Francisco, with responsibility for about 14,000 men."

"In 1943 I was assigned to the crew of the U.S.S. Oakland. I gave the commissioning prayer for the Oakland, and I remained aboard until Jan. '45. After that date I was transferred to the Naval Air Station in Corpus Christi, where I served until separated from Naval duty in Nov., '43"

Isidore Ormond Woodall was born on Feb. 1, '04 in his mother's home (where she, too, had been born) in Hillsboro, Tx. After graduation from Hillsboro Hi, he worked for a year, then attended Texas A & M

Marie Davis, who was born in Itasca, Tx., eventually met "I.O.", and they were married on April 16, 1924. Marie has had a very active life as the



(continued next page)

wife of a clergyman who has served many churches during their life together.

After graduation from Trinity University in Waxahachie, Tx., "I.O." went to the Louisville Presbyterian Seminary earning B.D. and Th M. degrees in '32. Following ordination in 1931, by the New Albany (Ind.)Presbytery, he began his ministerial career in Sunray, Tx, where he served the National Mission Community Church. In the following years he served in churches in Lewisville, Fort Worth, Dallas, and Garland in Texas, and in Clairsville, O. In 1960 he was the organizing pastor of a new church in SW Amarillo, Tx., until honorably retired by the Plains Presbytery on Feb. 1, 1969.

Henry T. Lowe



Bill and Ruth Morrison

(as we of Plaza del Monte do with all new residents,) we welcome with open hearts and arms. The work of the Morrisons in the church may be refreshed in memory by a look at "Who's Who in America" for any year from about 1959 to 1979, during which period Bill was General Secretary of the Board of Christian Education.

Bill is the child of native Scots. His father, a baker, was a member of the Church of Scotland, and his mother a member of the Free Church -- which could have been a source of potential conflict. It was, however a loving and happy home here in America where they grew up in the Free Church. Ruth also was in the Free Church, and she and Bill became acquainted in church affairs. They began "going together" at Junior College in Northern New York state.

After College Ruth spent a year teaching in the hill country of eastern Kentucky, where some had to keep a watchful eye out for revenuers.

Not too long after this they were married. Both had become members of the Congregational denomination. Bill accepted a post as Pastor's Assistant in the Kaliki Union Church which is located in one of the rougher parts of Honolulu, so the job entailed a great deal of social work.

In 1940 Bill became a Presbyterian and entered the Biblical Seminary of New York (now New York Theological Seminary.)

While the war called many to serve in various branches of military service, Bill entered the Navy Chaplaincy. Subsequently he held pastorates in New York and Pennsylvania. In 1957 the family moved to Chicago where Bill was installed four times as Director of Christian Education in Chicago Presbytery: first by the Board of Christian Education; second by Chicago Presbytery; third by the Synod of Illinois(PCUSA); fourth by the Synod of Illinois(UPCNA). One month after the official recognition he began final negotiations to become the General Secretary of the Board of Christian Education.

After the dissolution of the Boards and Agencies, and the "Great Reorganization", the family returned to Illinois where Bill was Interim Executive for the Synod of Lakes and Prairies. Next came a six-year interim ministry at La Crosse, Wisconsin.

Having finally completed the rigors of child rearing and wifely support, Ruth became involved in a cooperative program between Roman Catholics and Presbyterians for the education of Vietnamese immigrants. This was a rewarding experience. Several of those who learned their English under her care, and began their Americanization, went on to College and graduated as Valedictorians of their classes.

The Morrisons have three children. Their daughter lives in Cape Cod, where Bill and Ruth have lived in retirement. Their son, Bill,is in the Merchant Marine and is on a geophysical survey ship doing oil exploration.Son Dave is Maintenance Director for Ghost Ranch. His wife, Kathleen, is Housekeeper at Ghost Ranch and spare-time Public Health Nurse in Española.

The Morrisons now hope to rest and relax in our loving community. We know they will feel at home.

Henry Haupt



As new arrivals we welcome the opportunity to introduce ourselves through the Spectrum.

Our household goods arrived Oct. 21, a week after leaving Cascade, Ia., where Forrest served as pastor of the Community Presbyterian Church since May, 1980, following honorable retirement By the Presbytery of Northern Kansas. We then enjoyed a sabbatical year at the University of Kansas. Forrest enrolled in the Graduate School of Religion and Bonnie in the Graduate School of Music. She has a Masters from the American Conservative, Chicago.

As a Park College and McCormick graduate, Forrest went as a fraternal worker to India in 1941 and stayed during WWII. We were married in Bonnie's home church in 1946, in Columbus, Kan. After a year of furlough study at the Oberlin Graduate School of Theology we returned to Bombay, India,where Forrest was interim Treasurer

(continued next page)

Menaul Documents 000087

of the India Council, while Bonnie was hostess for traveling missionaries at our Moonlight apartment. Adin Brooks and John Bathgate were then at Allahabad.

In 1949 were transferred to Lahore, Pakistan, to aid with administration in institutions following partition. Following a short furlow in 1952 and 1953 we returned to the states in '55 as Forrest became for 3 years assistant pastor at Madison Square Church, San Antonio, Tx. The next 25 years work in the parish ministry and a brief period with the Synod of Lakes and Prairies took us to Garden City,Kan., to Denver, to Ogden, Utah, to Casselton, N. D., and to Oskaloosa, Kan., - which was also the 'retirement' church of Ed Ingersoll, our predecessor.

Our overseas experience, together with migrations around the Mid-west and the intermountain region made Santa Fe a natural priority for retirement. It is also close to two of our children: Shirley, our eldest, and Forrest, Jr, who live at Greeley, Colo. Our youngest, Alvin,graduated in Piano Performance last spring, and is presently doing graduate study in piano in Kensington, Md.

It is with a sense of wonder and privilege that we awaken to the shimmer of golden aspen trees outside our window; and to the knowledge that we nave come to a community of former acquaintances and to many yet-to-be-discovered friends. Our paths have crossed those of the McFarlins, the Almys, the Williams over the years.

So we at 117 Camino Santiago, favored with more than the Gypsy hut we remember from "All I want is Everything," greet all of you without nesitancy in the good old Spanish custom, by adding ... "Su Casa!"

-Forrest and Bonnie Smithson

WELCOME BACK!

Bob and Eleanor Lazear who have returned to our community are no strangers to most of us, but we asked them to give us a resume of their peregrinations to bring us all up to date as well as to introduce them to newcomers. Bob responds:

"Soon after writing an article for the July, '81, SPECTRUM, in which we told of how happy we were to be a part of the Plaza del Monte community, a most unique opportunity began to open up for us: an interim pastorate in Madrid, Spain. Just one year and three months after settling here, we packed up and started our trek to Spain, the end of February, '82. After many miles visiting family and friends we flew to Madrid, April 1, '82.

"It was our privilege to be in the Community Church of Madrid, a unique international and interconfessional church, without staff or buildings, which uses the facities of a Roman Catholic girl's school in the heart of Madrid. About half of the congregation are from the United States, the other half representing most of the continents. Preaching to this unique congregation, with weekly dialogue as part of the weekly format, was one of the most rewarding preaching experiences I have had. My interim ran through May 31, 1983. The church has now called a fine young pastor from Iowa.



"We also became very well acquainted with the city of Madrid, traveling extensively in Spain; and we made two trips into other European countries, visiting friends in Austria and Switzerland, then driving to Norway where Eleanor's father was born. Visiting his home town of Kragerø was a special experience in seeking out "roots."

"We arrived back in Santa Fe on June 2oth. After settling in the nice house which had been prepared for us, we had a very busy summer visiting family and friends. We still agree with what we wrote two years ago in the SPECTRUM: "It is a unique privilege to become a part of a community where we have so much in common and where we can weep with those who weep and rejoice with those who rejoice, feeling increasingly a vital part of one another."

-Robert W. Lazear



These handsome people are Carlynn E. and Richard (Dick) L. Tracey, as most of us know because they have been in our midst as assistants to the Administrator, while serving as Volunteers in Mission. They became VIM's through a visit to Plaza del Monte, and were appointed to take Oral Histories for the Presbyterian Historical Society as well as the Menaul Historical Library. Their tour of duty as VIM's will be concluded this Dec.

Richard L. Tracey was born in London, Ohio, Aug. 24, '15 Carlynn Enochs Tracey in Madison County, Ohio, July 22, ' They grew up in their respective communities; were marrie in '41; and have two daughter Diane and Leslee. A teacher, Leslee used her skills in the Presbyterian Mission School Truchas. She now teaches i Española. The Tracey's have 3 grandsons.

Dick retired in 1981 from years in the newspaper business - which he began as a carrier at age 7. He worked on weekly, semi-weekly, an daily papers before World Wa II, during which he was edit of several Army newspapers. During the final 30 years h was Public Service Editor o the Columbus Journal.

Carlynn was secretary and office manager of the Lakelands Administration before retirement in August, '82. She served the London Publi

-continued next page

Menaul Documents 000088

VIMs

Schools and the state of Onio in various capacities for 22 years.

Carlynn and Dick were both ordained Elders in First Presbyterian Church, London. For more than 40 years they served their church as Youth Fellowship Advisors. Dick was a long-time clerk of session, and active in both Presbytery and Synod. Carlynn was active in Presbyterial and Synodical and Women's Association. Both daughters were active and valuable in youth work. All of the Traceys were involved in community affairs in London.

-Margret Austin

SPECTRUM-PLAZA del MONTE
P.O. BOX · 1888
SANTA FE, NEW MEXICO
87501

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

January 10, 1990

Contact: Paul S. Stavrakos, Vice President
Church Relations and Assistance
John McAnlis, Manager
Homes Program

at Plaza del Monte 982-8539

TO: All Media

BACKGROUNDER ON BOARD OF PENSIONS AND PLAZA DEL MONTE

SANTA FE -- The Board of Pensions which serves active and retired workers of the Presbyterian Church (U.S.A.) bought the Plaza del Monte property in 1961 and developed it as a retirement facility. For 29 years it has been a home for retired ministers, missionaries, commissioned workers, and their spouses.

The Homes Program of the Presbyterian Church began in 1883 with one home for disabled ministers and in 100 years grew to a network of clusters of individual homes, apartments, congregate homes, and nursing homes.

Plaza del Monte, which has been structured for independent living, has not had a nursing facility. Residents have been a vital part of the Santa Fe community, volunteering time and talent to its spiritual and cultural life.

The first Presbyterian missionary to Santa Fe was Matilda Allison who organized a women's Bible Study group in 1848. The Rev. David McFarlan organized the first church and a small parochial school in 1866. This was the birth of a long and distinguished Presbyterian history in northern New Mexico and was the seed for many mission schools and churches that were established in small towns and rural areas.

Plaza del Monte is on the site of one of these former mission schools, Allison-James, which was operated by the church for 79 years from 1880 to 1959.

The Board of Pensions, which announced today that it is selling Plaza del Monte to Ghost Ranch of Abiquiu and Presbyterian Medical Services, operates other retirement facilities in Duarte and Los Gatos, CA, and Swarthmore, PA.

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THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

(215) 574-5394

January 10, 1990

Carolyn Atkins
Menaul Historical Library of the Southwest
8901 James, NE
Albuquerque, NM 87111

Dear Carolyn:

Here's the backgrounder I wrote for the press packets. It owes a lot to the material that you sent to me so promptly. It was a great help and will also be useful down the road for the longer feature-type stories that we want to get involved in. I'll be talking with you this week, I hope, about the press conference this morning.

Best wishes,

Mary P. Packwood
Director of Communications

MPP/jak

Enclosure

Menaul Historical Library
of the Southwest
301 Menaul Boulevard, N.E. • Albuquerque, New Mexico 87107
Telephone • (505) 345-7727

June 28, 1990

To whom it may concern:

The Menaul Historical Library has a field organ that is on permanent loan from the Board of Pensions of the Presbyterian Church (U.S.A.). This field organ is lent temporarily to the Ghost Ranch study center at Plaza del Monte in Santa Fe. It was delivered by Carolyn Atkins, director of the Menaul Historical Library and was received by Michael Chamberlain on this date.

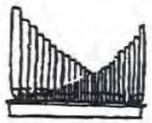
for Plaza del Monte

Jennings



Piano and Organ

Service



Pianos • Reed Organs • Pipe Organs • Foreign Pianos

1525 Tomasita N.E. Albuquerque, New Mexico 87112 (505) 294-4605

☐ INVOICE ☐ STATEMENT

TERMS: _____

DATE: 4/30/90

ATKINS

Qty Ordered	Description	Amount
	REPAIR FOLDING ORGAN	10.—
	Jack Atkin pd to repair organ	
	for Plaza del Monte	
	PJ OK #437	

Sub Total	
Sales Tax	.55
Total	10.55
Deposit	

Received By : _____

PLEASE PAY UPON
RECEIPT OF THIS

EDNA R. CURRIE

Dear Carolyn -

We are happy about the prospect of the return of the Tuld organ to P & M. Has David Jennings been there to fix it?

Kind regards,
Edna

May 3, 1990

125 Camino Santiago
Apt. 1
Santa Fe
87501

April 27

Edna Curry

Plaza del Monte

W. J. ATKINS, Audio-Visual Coordinator

Will pay Bd of Pension

David Jennings

294-4605

works for RR.

W. J. ATKINS, Audio-Visual Coordinator

Still

File

The Menaul Historical Library of the Southwest

301 Menaul Boulevard NE • Albuquerque, New Mexico 87107 • Telephone (505) 345-7727, Extension 25

October 22, 1989

The Rev. John S. McAnlis
Home Manager
The Board of Pensions
1027 Arch St.
Philadelphia, PA 19107

Dear Mr. McAnlis:

Through the kindness of Gaylen and Leona Friesenburg and yourself, the Menaul Historical Library has received a field organ and over 100 books related to the Southwest and missionaries.

We are indeed grateful for these additions fo our collections.

The books will be used by researchers. The organ will be played at various events of a historical nature.

Thank you for your part in seeing these were placed where they are appreciated and will be used.

Yours in Christ,

Carolyn Atkins

Carolyn Atkins, director

cc: The Friesenburgs

Menaul Historical Library
of the Southwest
301 Menaul Boulevard, N.E. • Albuquerque, New Mexico 87107
Telephone • (505) 345-7727

October 22, 1989

Dear Gaylen & Leona:

Thanks for calling about the organ. I will try to call that man soon. You are generous to offer to pay him.

In regard to the books I mentioned. Jerry Gillette at the Presbyterian Historical Society in Philadelphia, said they would be glad to have any books about our Presbyterian missions or by our Presbyterians.

If there are any, if you could put them in a box (since you know the people who gave them), we could pick them up.

I didn't take any about foreign field --just what was in that SW section.

My daughter Jane and her husband, Edmundo Vasquez will be going to Chacon the week of November 13. They could stop for the box if one materializes. (I will ship box UPS to Phil.)

We are indeed delighted with the books as they will fill in some holes in our collection. So thank you for working on this. In Christ,

Carolyn

over



Plaza del Monte, 417 PASEO DE PERALTA
P. O. BOX 1888, SANTA FE, NEW MEXICO 87504 · (505) 982-8539

September 1, 1989

Historical Library of the Southwest
PRESBYTERIAN CHURCH (U.S.A.)
301-A Menaul Blvd. - NE
Albuquerque, New Mexico 87107

Attention: Mrs. Carolyn Atkins

Dear Mrs. Atkins:

The Board of Pensions of the Presbyterian Church (U.S.A.) is pleased to present to the Historical Library of the Southwest the following unit on a "permanent loan" basis:

1 - Organ, field, pump, 4-octave, in a self-contained, oak, folding carrying trunk

This unit was donated to Plaza del Monte/The Board of Pensions by Florence B. Kohler. Please note the attached photocopy from the Residents' Record Book at Plaza del Monte concerning the biography recorded by Florence B. Kohler when she came to Plaza del Monte in 1965. She died on August 1, 1972 and is buried in the Fairview Cemetery in Santa Fe, New Mexico.

The Board of Pensions is grateful for your receiving this organ and trusts that the organ will be a helpful addition to The Historical Library of the Southwest.

Most sincerely,

Gaylan Leona

Gaylan and Leona Friesenborg
Managers, Plaza del Monte

cc: The Reverend John S. McAnlis, Homes Manager
THE BOARD OF PENSIONS
1027 Arch Street
Philadelphia, Pennsylvania 19107



Florence with

OHLER, Florence Blanche

Personal: Born in Overton, Pa., daughter of Rev. Rhaon Silas Kohler [illegible] Annie Elizabeth ( ) Kohler. Two brothers, Arthur and [illegible]; one sister, Ellen; only living relative, a niece. Educated in public schools of Pennsylvania.

Career: Worked for the Sunday School Times. Was a delegate to the World Sunday School Convention in Rome, 1907. Served immigrants from south and eastern Europe in the area of McKeesport, Pa. under the Voard of National Missions. Mamber of First Presbyterian Church of McKeesport. In 1949 moved to Tucson, Ariz. for health reasons. Volunteer work there at the House of Neighborly service until coming to Plaza del Monte. (Donated small pump organ)

Entered Plaza del Monte in August, 1965. Address: Box 1888.

died Aug. 1, 1972
Buried at Fairview
Cemetery - Santa Fe, NM

Menaul Documents 000099

9020 BOARD OF PENSIONS SANTA FE FACILITY SOLD

PHILADELPHIA, Pa.--The Presbyterian Church (U.S.A.) Board of Pensions has agreed to sell its Plaza del Monte retirement facility in Santa Fe, N.M., to Ghost Ranch Conference Center and Presbyterian Medical Services (PMS).

The agreement culminates nearly a year of negotiations, according to Paul Stavrakos, the board's vice president for church relations and assistance.

Under terms of the agreement, scheduled to be finalized by March, Ghost Ranch will acquire the facility's community center building, known as Casa Grande.

Operation of the 27-unit retirement complex will be taken over by PMS, a Santa Fe-based agency that also runs La Residencia Nursing Home. Few changes in accomodations are planned for the retired church workers who live there.

According to the Rev. Joe Keesecker, director of Ghost Ranch, acquisition of Casa Grande will enable the 21,000-acre conference center in nearby Abiquiu to "expand the range of possibilities beyond what we can offer at Ghost Ranch."

"We have begun the process of developing plans and are busy recruiting a director for Casa Grande," said Keesecker. He noted that three emphases for use of the facility have been determined:

*inter-American concerns and issues;
*faith and the arts;
*leadership development for lay leaders in the church.

The Presbyterian Church acquired the 9.1-acre Plaza del Monte property in downtown Santa Fe in 1866 and from 1880 until 1959 operated the Allison James School at the location. The Board of Pensions has used the complex as a retirement community for retired church workers since 1961.

Marj Carpenter

Friday 1/12/90
News Briefs

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

(215) 574-5394

January 16, 1990

Ms. Carolyn Atkins
8901 James, N.E.
Albuquerque, NM 87111

Carolyn:

Here are the two releases I promised to send you.

It has been a pleasure working with you and I will let you know if anything new comes up.

Sincerely,

Mary P. Packwood
Director of Communications

MPP/jak

Enclosures

Menaul Documents 00010Z

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

January 5, 1990

Contact: Mary P. Packwood
Director of Church Communications
(215) 574-5394

TO: Marj Carpenter, Manager
Presbyterian News Service

FOR: Immediate Release

PHILADELPHIA--The Board of Pensions has agreed to sell its Plaza del Monte retirement facility in Santa Fe to Ghost Ranch and Presbyterian Medical Services, Paul S. Stavrakos, Vice President for Church Relations and Assistance, announced today.

Negotiations, underway since the latter part of 1989, are expected to be finalized by early March, Stavrakos said.

The Board has operated the 9.1-acre property in downtown Santa Fe since 1961 as a complex for retired Presbyterian Church workers. It contains individual houses as well as apartments.

The Presbyterian Church acquired the property in 1866 and from 1880 until 1959 operated the Allison-James school at the location.

Stavrakos said that Ghost Ranch plans to use the community center building, known as Casa Grande, as a conference and study center, coordinating its activities with others at the 21,000-acre Ghost Ranch property in Abiquiu, NM.

He said Presbyterian Medical Services, who will supervise the housing where retired church workers now live, plans no change in accommodations for the residents.

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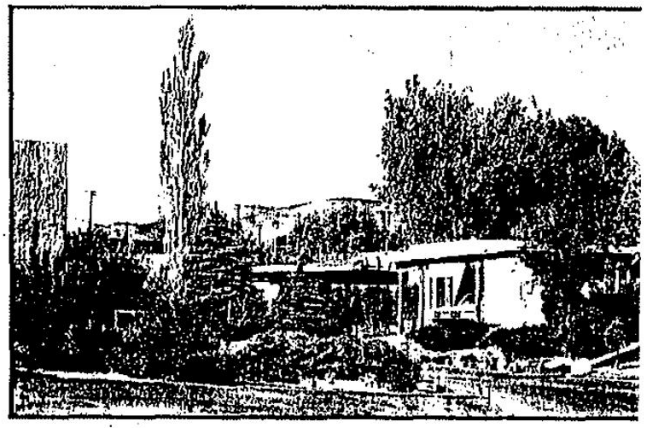
PLAZA DEL MONTE IS NOW...





LAS PLACITAS...

41 apartments and houses administered by

PRESBYTERIAN MEDICAL SERVICES

CASA GRANDE-GHOST RANCH Conference Center in Sante Fe

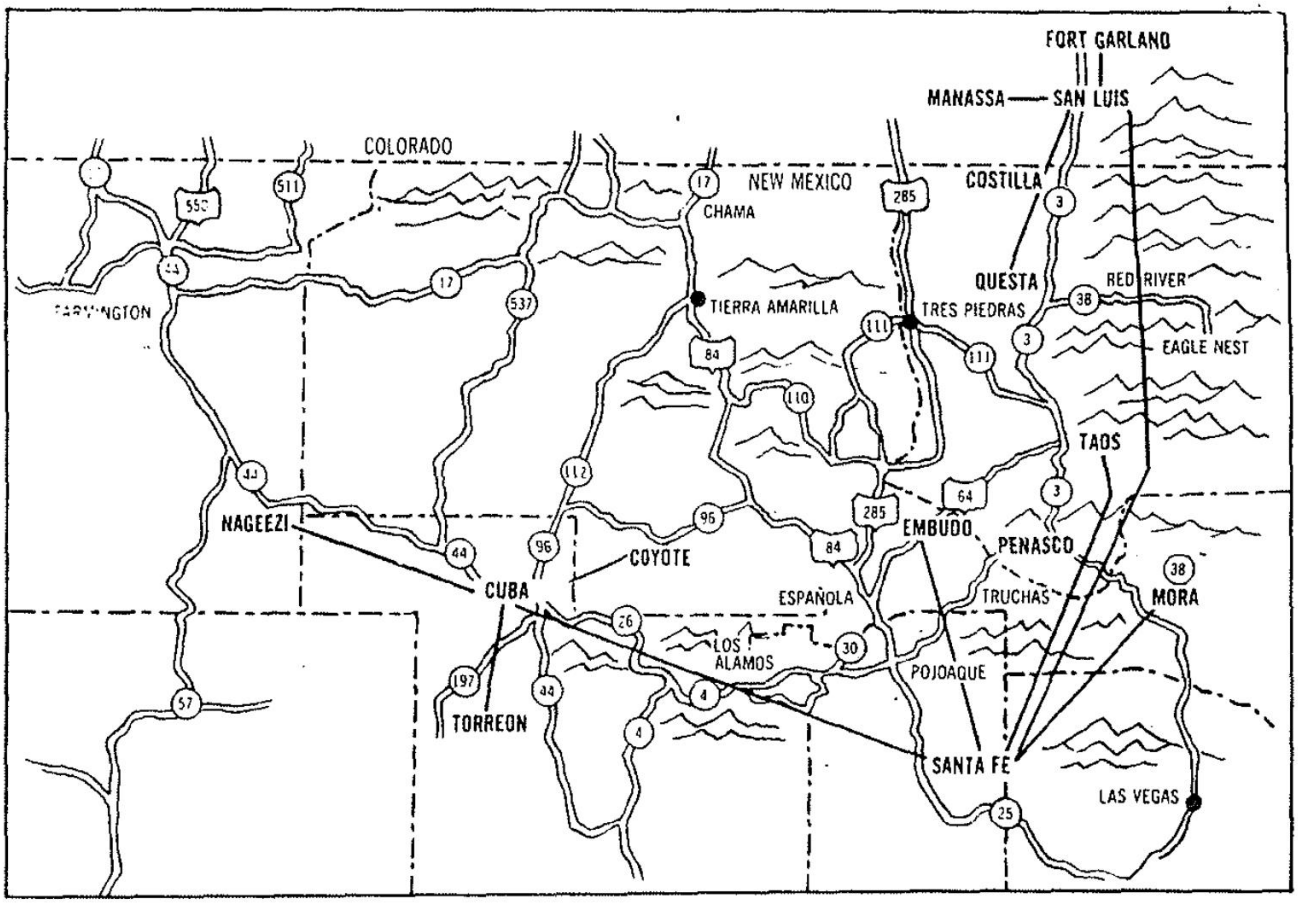
Administered by Ghost Ranch

PLAZA DEL MONTE
Continuing a PRESB



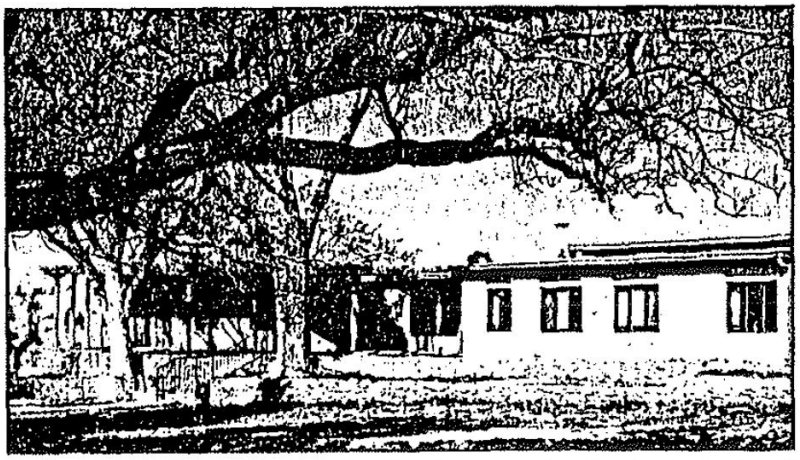
ALLISON-JAMES
SCHOOL
SANTA FE
1866-1959

TERIAN HERITAGE



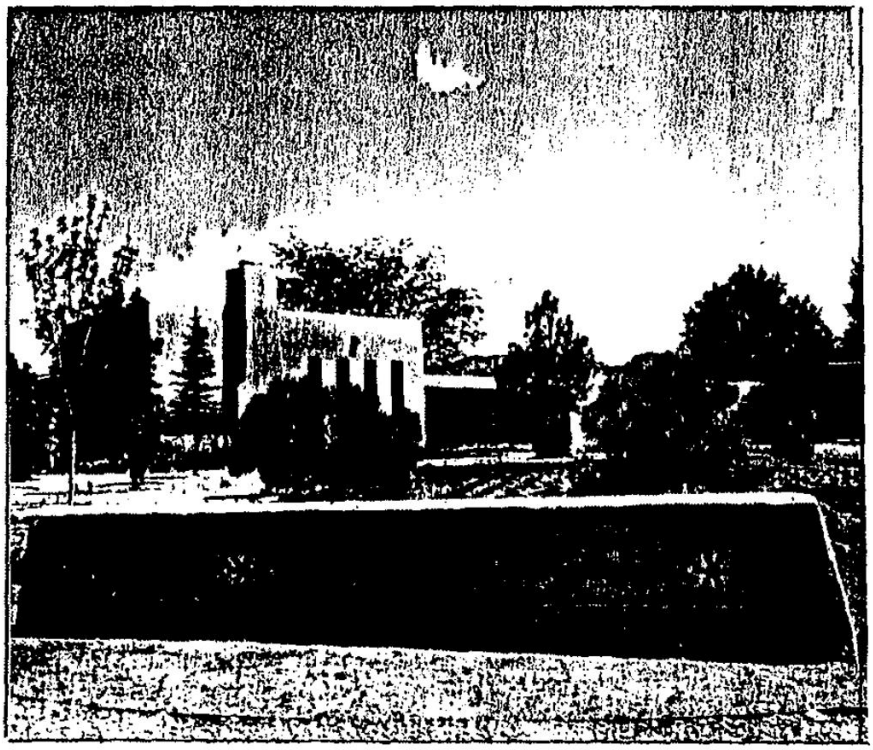
GHOST RANCH
CONFERENCE CENTER
ABIQUIU, NEW MEXICO 87510

1955 -



Ghost Ranch exists to serve the church as a setting for the furthering of outstanding Christian education enterprises. Covering some 21,000 acres, it contains much of the old Piedra Lumbre Grant, title of which was originally given by the King of Spain. At an altitude of about 6,500 feet, surrounded by majestic mesas rising another 1,000 feet, its semi-desert terrain offers cool nights, warm, sunny days, and the sweep of the big land. Given to the Presbyterian Church by Mr. and Mrs. Arthur N. Pack of Tucson, Arizona, it continually offers its own message of serenity and inspiration.

Plaza del Monte



PRESBYTERIAN
MEDICAL
SERVICES

A REGIONAL HEALTH CARE
DELIVERY SYSTEM

1965-

Northern New Mexico
& Southern Colorado

PLAZA DEL MONTE

Bd of Trustees

SANTA FE
1961-1988

Plaza del Monte
continuing a



ALLISON-JAMES

1866-1959

School
Santa Fe

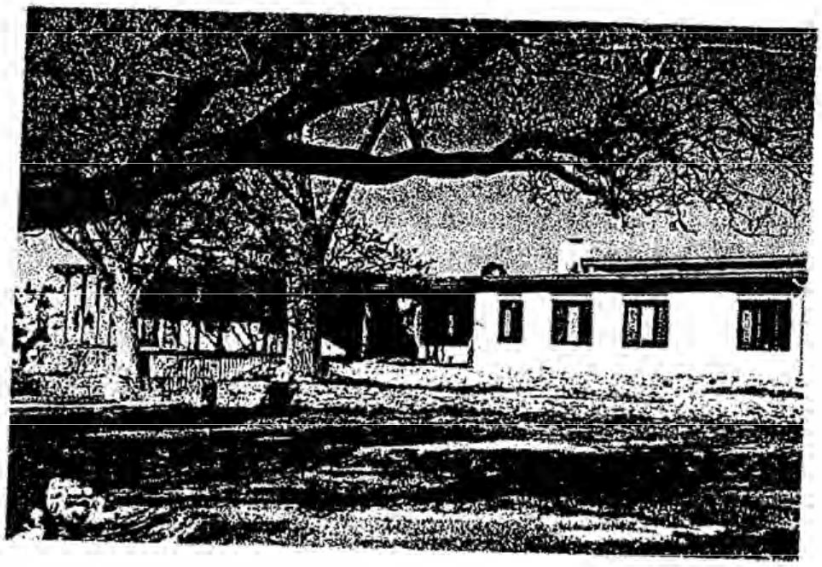
Menaul Documents 000107

PRESBYTERIAN

Ghost Ranch

GHOST RANCH CONFERENCE CENTER
ABIQUIU, NEW MEXICO 87510

1955 —



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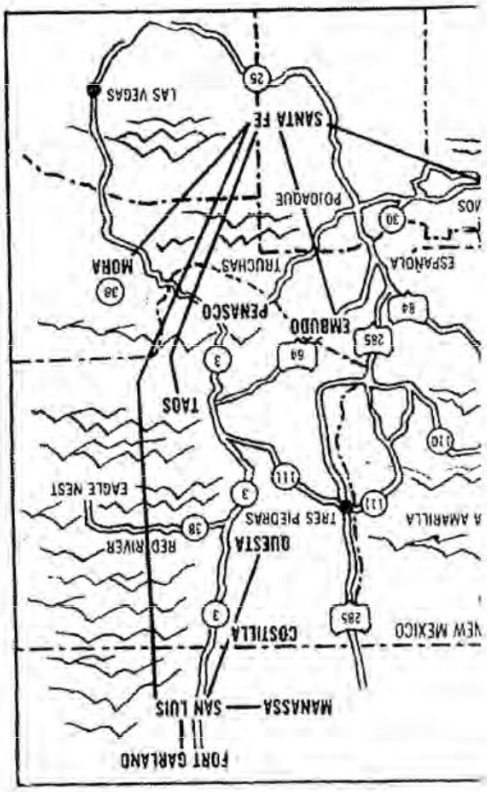
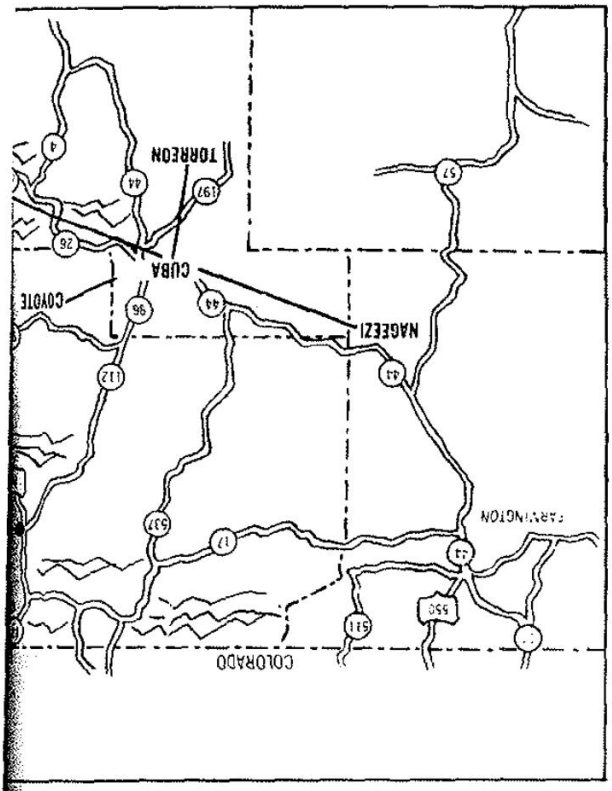


PRESBYTERIAN MEDICAL SERVICES

A REGIONAL HEALTH CARE DELIVERY SYSTEM

1965 —





PLAZA DEL MONTE

Retirement Center

Northern New Mexico
& Southern Colorado

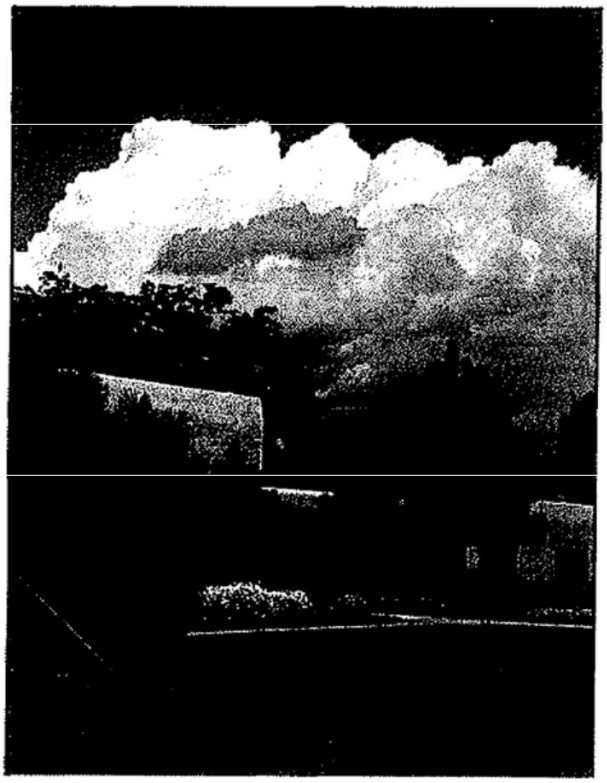
Presbyterian Medical Services operates on the principle that "healthiness" is a basic human right, rather than the privilege of those who can afford it. Before the national health care crisis of the 70's exploded, PMS already had pioneered a system for providing comprehensive health care to rural people in poverty—

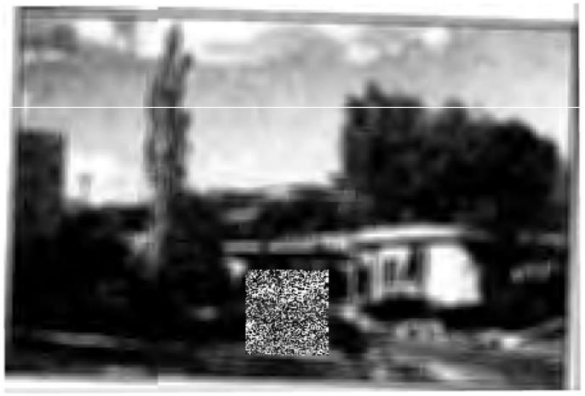
[illegible] New Mexico where the median annual family income is still less than $3,000.

Santa Fe

1961—1988

PLAZA DEL MONTE





LAS PLACITAS. . .

PMS

PRESBYTERIAN MEDICAL SERVICES

820 Paseo de Peralta, Telephone (505) 982-5566
P.O. Box 2267, Santa Fe, New Mexico 87504

December 20, 1989

Ms. Carolyn Atkins
Menaul Historical Library
301 Menaul Blvd., N.E.
Albuquerque, NM 87107

Dear Carolyn:

Attached is a copy of the document presented to the Synod Committee on Institutions and Agencies which you requested.

I certainly appreciated the booklet on Allison-James and your taking the time and interest to attend the meeting. If you need any further information on PMS, please let me know.

Sincerely,

James L. Riebsomer
President

JLR/jk
encl.
catkin

The
Menaul Historical Library
of the Southwest

301 Menaul Boulevard NE • Albuquerque, New Mexico 87107 • Telephone (505) 345-7727, Extension 25

December 28, 1989

Dr. R. Douglas Brackenridge
Trinity University
715 Stadium Dr.
San Antonio, TX 78212

Dear Doug:

I have been trying to call you at home but I guess you are visiting grandchildren.

We need your help. I am working with Mary Packwood of the Board of Pensions on publicity on the sale of Plaza del Monte. We are preparing information for a press meeting in Santa Fe on January 9. (You know it was sold to Ghost Ranch, don't you?)

Would you be able to send us a one-page summary of what the Board of Pensions has done in the Southwest? All I know for New Mexico is Plaza del Monte. (I am writing a one page summary of that.) The other history would be about the pensions and medical services given to ministers/missionaries, I guess.

Will it be possible for you to write a 1-page summary for us Doug? If you can, please send me a copy and one to Mary Packwood at the Board of Pensions in Philadelphia. I enclose envelopes for you to use.

I will be coming to Trinity in August to lead a workshop at the Fifth Annual Conference of Church Historians. I understand you are helping John Spaulding with this. Good for you.

Happy New Year.

Cordially,

Carolyn

Carolyn Atkins

Enc. 2 stamped envelopes

cc: Mary Packwood

PRESBYTERIAN CHURCH (U.S.A.)

GHOST RANCH
CONFERENCE CENTER
ABIQUIU..NEW MEXICO
87510

JOSEPH D. KEESECKER
Director

CHAD E. BOLIER
Business Manager

AUBREY OWEN
Community Program

Pres. Land
Jennings
Albq
organ
294-4605
refer to Plaza
del Monte

January 16, 1990

Amigos del Rancho,

We know you have been anxiously awaiting the enclosed Ghost Ranch program opportunities for 1990, and we're glad to have it to you a bit earlier than in previous years. This first year in a new decade marks the 35th anniversary of Ghost Ranch as a program center of the Presbyterian Church and we believe you will find summer seminars and year-round program which will attract your interest and invite your participation. I call your attention to some new additions to our program in the Spring and Fall, encouraging your enjoyment of the Ranch in these non-summer months, when there are fewer people and land and activities adjust to the changing seasons.

The program planning for this year has been provided by Dean Lewis, who joined our staff during 1989. Dean has done a superb job of maintaining many of our strongest traditional programs while exploring new possibilities, to bring a wide variety of opportunities for education, inspiration, and renewal. EARLY REGISTRATION IS ADVISED, as many seminars fill quickly.

Many of our amigos have learned the Ranch is a wonderful place to hold your own meetings, conferences, and get-togethers, including retreats for churches or other organizations, working meetings of boards or committees, family reunions, and individual and family rest and renewal time. Non-summer months are ideal for such events.

This year's January Term is exceeding even the record set in '89, with 100 students enrolled in seven courses. A new course this year is signing for the deaf. Volunteers Bob and Betty Wheeler have again worked with Ghost Ranch staffer, Aubrey Owen to plan and coordinate this part of our program.

Planning is underway for the 1990 COMPADRE WEEKEND at the Ranch. This Memorial Weekend event will be preceeded by a week of seminars, including Service Corps, and we encourage folks to come for the whole week, to learn, work and celebrate. (Compadres only for the weekend, but all are invited to register for the seminars.) If you're not already a Compadre del Rancho, it requires only a modest contribution of $50/year to become one of this growing company of Ghost Ranch supporters, now numbering nearly 2,000. Compadres receive three editions of the Ghost Ranch Journal, bumper stickers, pins, bookstore discounts, and invitations to Compadre Weekend, along with the satisfaction of knowing you are helping to keep Ghost Ranch vitally alive and active.

We are moving closer to actually taking possession of the new facility in Santa Fe, with closing expected some time in February. The search for a director is narrowing and we hope to announce an appointment about the time of closing. We

expect to be open for some business there before the summer and to have our own programming well underway by the end of 1990. A wide variety of educational programs are envisioned, but three themes will recieve special emphasis: Inter-American concerns; faith and the Arts; and church leadership development (especially lay leadership) for the 21st century. Stay tuned.

Light snow and cold weather have marked our winter thus far. Surely could use more moisture this winter and spring so we don't go into the summer as dry as we came out of this last one.

Building renovations continue, with Pine completed, Tamarisk nearly so, and the rest of Willow on the drawing boards. We will be installing some newly-donated solar collectors this winter...welcome additions as the price of propane has nearly doubled since the first of the year.

We are lining up summer volunteer staff, but still need additional folks, especially for the College Volunteer Work-Study Program. Please encourage post-sophomore students you may know to consider this exciting opportunity for service, learning and community living. Write to us or to the People in Mission Office, Presbyterian Church (U.S.A.), 100 Witherspoon Street, Louisville, KY 40202-1396.

This 35th Anniversary Year will be a full and exciting one for Ghost Ranch and we hope you will be here at some time during the year to be a part of it.

Thank you for your continuing love and support.

Vaya con Dios,

Joe Keesecker

Menaul Historical Library
of the Southwest
301 Menaul Boulevard, N.E. • Albuquerque, New Mexico 87107
Telephone • (505) 345-7727

Phone call, Dec. 2, 1989

from Jack Lavan

He has chaired com. of 1st ch., Santa Fe to find Presbyterians to buy Plaza del Monte.

Ghost Ranch-Casa Grande
conf. ctr. owned by Ghost Ranch

PMesbyterian Medical Services
will operate the houses on the site

Another group, "not quite so Pres. almost got Plaza del Monte.

Want publicity to show how Pres. the heritage is

Want me to come to meeting Monday, Dec. 18 at 1st ch., Santa Fe

From Phil, 2nd in command of Bd of Pensions
Paul Stavrakas

2 from Ghost Ranch Foun. who live in S. Fe

2 from elected bd. of Bd. of Pensions

Joe Keesecker will attend

Jaime can't come
Will try to reach Bill Aber

Told Jack I'd bring some drafts on history worked up by Jimmy Ning

Foundation Board of Directors

NATIONAL GHOST RANCH FOUNDATION, INC.
GHOST RANCH
ABIQUIU, N.M. · 87510 · (505) 685-4327

November 30, 1989

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PHOEBE PACK, *Tucson, AZ*
LOUISE T. TRIGG, *Santa Fe, NM*
DR. LEE E. WALKER, *Lancaster, PA*

Compadre and Amigos del Rancho,

The National Ghost Ranch Foundation continued to grow in 1989 as an additional 325 Amigos made the commitment to become Compadres and support the Ranch with both their time and resources. Compadre memberships now exceed 1700, an increase of 23% since October of 1988.

The new Casa Grande study center in Santa Fe will be a fantastic extension of the outreach and mission of Ghost Ranch. The Foundation has been instrumental in providing the funds to purchase the facility and has committed to underwrite its operational expenses during the first several years of operation.

The new Ghost Ranch film, which is being produced by the Foundation, is nearing completion and will be available on 16 mm. film, as well as video cassette. The target date for completion is March 1, 1990. This new film will be approximately 20 minutes in length, which should be more suitable for presentations when time is a factor. Look for an article about the film in the Winter Ghost Ranch Journal which should b e in the mail by March 15.

Continuing renovation of guest rooms is underway, as well as plans for new housing for both guests and staff during 1990. The Foundation has been asked to help fund these necessary projects.

As you can see, your Foundation is being called on more and more to support the program and mission of Ghost Ranch. I invite those Amigos who have not as yet become Compadres to consider a gift to the Foundation of $50--or more--in support of Ghost Ranch. Your membership will entitle you to the Ghost Ranch Journal, published three times each year, a 10% discount at the Ghost Ranch bookstore, and a handsome lapel pin crafted with the Georgia O'Keeffe-designed skull--the symbol of Ghost Ranch. Most of all, you will have the satisfaction of knowing that your gift is helping to carry on the programs of this "Magic Place."

I ask those of you who are now Compadres to remember Ghost Ranch with an additional gift during this holiday season. The ongoing support of current Compadres is absolutely vital if Ghost Ranch is to continue as a place of learning and peace.

The coming year, 1990, marks the 35th Anniversary of the gift of Ghost Ranch from Arthur and Phoebe Pack to the Presbyterian Church--and the vision they had for its future. I submit to you that we are the future of Ghost Ranch.

Shalom,

Merle E. Roberts

Merle E. Roberts, President

TRINITY UNIVERSITY
Department of Religion
715 Stadium Drive
San Antonio
Texas 78284
(512)736-8460.

January 13, 1990

Dear Carolyn:

I was out of town when your letter arrived. Only yesterday did I get back and begin to sort out my mail. I apologize for not being able to help you. The only aspect of the Board's work that I know of that would relate directly to the Southwest was the Ministers' Memorial Cottage (Albuquerque) begun in 1914 as an adjunct to the Southwestern Presbyterian Sanatorium. Ministers, missionaries, and other qualified workers were sent there to recover from TB. I don't know precisely when it closed.

I hope that you are well and that the lack of information did not adversely impact your press conference. My daughter Laurel is being married in August in Denton so I am not certain at the moment if I will be in San Antonio for the conference. If Laurel can ever make up her mind regarding a precise date, then I can know better how to plan. At any rate, I trust that we will manage to get together one way or another.

Best wishes,

Doug

Doug Brackenridge

Look up when
Sanitarium closed
1952 when merged
into new Presbyterian
Hospital Ctr
1-29-90
Carolyn Atkins

The Board of Pensions — Interoffice Correspondence

To Carolyn

Date 12/29/89

From Mary

Subject

Copies

CArolyn:
Here is the sheet on PMS that I believe I got from Jim, and a Xerox of the news story that appeared Nov. 18 in THE NEW MEXICAN.

Also enclosing some copies of PRESBYTERIANS AND PENSIONS for your personal reference and the library. Let me know if further copies would be useful. I can get them out to you. You're a joy to work with, Carolyn. I'll talk with you this afternoon.

[redacted]

[redacted] being performed in the name of [redacted]

WHAT IS PRESBYTERIAN MEDICAL SERVICES?

1989

The beauty of the vast stretches of the Southwest often hides the fact that many of its people live in poverty in widely scattered homes with little or no health care. In 1901, the Presbyterian Church began activities to respond to the unmet health care needs in this area. Until 1965, these mission activities were owned, managed and funded by the Board of National Missions of the United Presbyterian Church. When the denomination was no longer able to provide financial support, Presbyterian Medical Services was incorporated to carry on this important medical mission as an independent organization.

PMS provides diversified health care services through a regional system of four community health centers, four outlying satellite health stations, and a nursing home:

Farmington Community Health Center, located in the Four Corners area of northern New Mexico, provides outpatient primary health and dental care, health education, family planning services, perinatal case management and AIDS education and counseling. Housed in the same facility is a pilot Veterans Administration outpatient clinic. Project Shield serves developmentally disabled infants, children and adults of Farmington and surrounding communities. The PMS Head Start Program provides pre-school, medical, dental, mental health and therapy services to approximately 120 three to five year olds in San Juan County. The San Juan County Mental Health and Substance Abuse Programs include the Mental Health Clinic; The Willows, outpatient treatment for alcohol and substance abuse problems; Animas House, a residential treatment facility for emotionally disturbed adolescents; and Halfway There Program for the long erm mentally ill. Home Health Care, Northwest New Mexico Hospice, Senior Companion Program and Coordinated Community In-Home Care programs, with homemaker and case management services are also provided under the Farmington system. In addition, a transportation system is also in operation for the handicapped and elderly, as well as the public.

Questa Health Center provides primary medical and dental services to the predominantly Hispanic population in the rural area of northern Taos County. "La Segunda Vida" ("The Second Life") program provides substance abuse counseling and treatment services through a state contract. In the fall of 1989 in a cooperative effort with the Maternal Child Health Bureau and Questa Schools, a Teen Wellness Clinic will be operated at Questa High School.

The Checkerboard Area Health System consists of a primary care medical and dental clinic and 24-hour emergency services in the village of Cuba, New Mexico. Four satellite clinics located from 25 to 50 miles away serve predominantly Navajo and Hispanic populations in remote areas. A new facility, completed in 1987 with funds from foundations, private contributions, and long terms loans, houses the medical and dental clinics with exam rooms and waiting rooms for both; pharmacy; lab and x-ray; emergency room; medical records; administrative office and garage for the ambulances.

Hope Medical Center, located in Estancia, New Mexico, south of Moriarty in Torrance County, provides primary medical and dental services and minor emergency services for the ranchers and farmers of the Estancia Valley.

La Residencia, a 135-bed intermediate care nursing facility located in Santa Fe is the only non-profit nursing facility of its kind in northern New Mexico. It is a cheerful, attractive facility, meeting a long-standing need for quality nursing and personal care services to the residents, most of whom are elderly. Residents are provided with frequent entertainment; arts and crafts activities; shopping and museums excursions; worship services conducted on site; and physical and rehabilitative therapy.

ll of the programs of PMS were initiated to respond to unmet health care needs of the people northern New Mexico, principally Native Americans and Hispanics. In many cases PMS ovides the only health care available in a large geographic area. Because of its strong es to the Presbyterian Church, PMS feels it is important to keep the church informed of the nificant mission being performed in the name of the church in the Synod of the Southwest.

Jack
For your information and file.

near the St. Francis bridge, Varela $12 million.

Two groups agree to buy Plaza del Monte

Presbyterian Medical Services and Ghost Ranch signed an agreement Friday to buy the 9.1-acre Plaza del Monte property in downtown Santa Fe from the Board of Pensions of the Presbyterian Church.

Ghost Ranch, an adult education and community service organization located in Abiquiu, and Presbyterian Medical Services, which runs La Residencia nursing center in Santa Fe, first made an offer for the property in June.

The purchase price of the property was not available. The property, located at the corner of Old Taos Highway and Paseo de Peralta, was appraised at $1.5 million.

Plaza del Monte went on the market in 1987 after the Board of Pensions said the facility and others around the country were losing money.

Under the terms of the arrangement, Presbyterian Medical Services will operate the 37 one- and two-bedroom houses now occupied by retired Presbyterian Church workers.

Ghost Ranch plans to use the community-center building, known as Casa Grande, as a conference and study center with activities coordinated with programs at the 21,000-acre Ghost Ranch property.

Plaza del Monte has been operated since 1961 as a retirement facility. The Presbyterian Church acquired the property in 1866 and from 1880 until 1959 operated the Allison James School at the location.

Compiled by New Mexican *reporters Bob Quick, Steve Terrell, Kelly Richmond and Mark C. Utgaard*

New Mexican 2/5/67,



MRS. S. O. PRICE



DR. S. O. PRICE

New Plaza del Monte Chief Outlines Plans

"We hope to maintain the same high level of work which has been done by Mr. and Mrs. Don Clauser in the past five years."

The comment comes from Dr. Sheldon O. Price, who with his wife is the new superintendent of Plaza del Monte retirement home for Presbyterian ministers and missionaries.

"Any changes which come will be evolutionary, rather than revolutionary," said Dr. Price.

He and his wife assumed the superintendency of the facility at the first of the year; succeeding Mr. and Mrs. Don Clauser, who started the home five years ago with about eight residents.

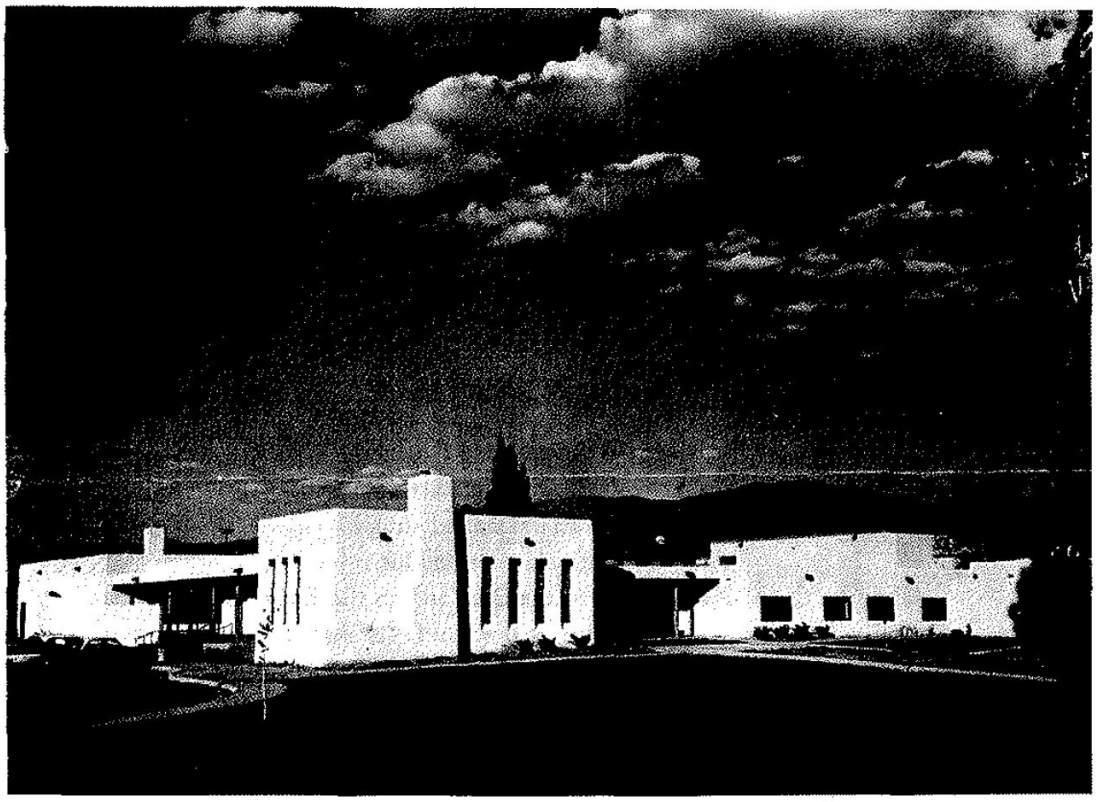
Today, there are about 64 res-

ha Seminary, and received his doctorate in divinities at Whitworth College in Washington state.

He served at the beginning of his profession as a minister in Oregon and Idaho, then served as a chaplain in the U.S. Navy during World War II. He still holds a reserve commission in the Navy.

After discharge, he served for 20 years as pastor in Wenatchee, Wash., and, as a matter of fact, remarks that one of the things he likes about Santa Fe is the fact that it reminds him of Wenatchee.

He served for two years in Phoenix before coming here.



Order of Service

for the

DEDICATION

of

"Plaza del Monte"

as Retirement Residences

THURSDAY, NOVEMBER 16, 1961
AT 3:30 O'CLOCK
SANTA FE, NEW MEXICO

THE UNITED PRESBYTERIAN BOARD OF PENSIONS
Witherspoon Building, Philadelphia 7, Penna.

Report on Ted Finleys departure due to health and his joy in relocation -

We will read a prepared report and then open our meeting for questions -

You, as Residents under the Homes Program of the Board of Pensions of the Presbyterian Church (U.S.A.), should all have received a letter from the Board of Pensions dated October 29, 1987 which began "Dear Friends". Please understand that this letter dated October 29, 1987 was sent to all the Residents of all the seven clusters as well as occupants of Board-owned individual houses outside the seven Clusters. This letter was NOT "targeted" to the Residents of a specific Cluster such as Plaza del Monte but rather a general letter to all Residents of Board-owned housing.

Thank you for being at this meeting of the Plaza del Monte Residents! We appreciate your usual fine cooperation and today we need to share some important information that was shared with us at the Homes Program Managers' Meeting in Philadelphia last Thursday. Our report to you today is based on written documents shared with us at that Managers' Meeting.

Until that meeting last Thursday, we felt reasonably sure that the re-uniting of the "southern" Presbyterian Church U.S. and the "northern" United Presbyterian Church of the U.S.A. would not drastically affect the Homes Program that is unique to the "northern" Church - the "southern" Church had no comparable Homes Program.

You may all recall that we were visited by a team of two persons hired to make an independent study of the Homes Program for the re-uniting Churches. You will also recall that a 20-member Task Force from the Board of Pensions of the "northern" Church and their counterpart, the Board of Annuities and Relief of the "southern" Church visited Plaza del Monte. This team of two indicated in their report that the current Homes Program, as we know it at Plaza del Monte, was serving a unique and important purpose for the residents involved and their report seemed to encourage a continuation and expansion of the present Homes Program - and - the 20-person Task Force was impressed with what they saw, heard, felt and experienced during their Plaza del Monte visit.

However, the expansion of the present Homes Program with considerable building of new facilities in new geographic areas has been deemed financially impossible. Without expansion, the current Homes Program is: (1) available for a limited number of retired "servants of the Church" - currently 330 are residents in 6 clusters and 185 residents are in Westminster Gardens - a total of only 515 persons; (2) is oriented to only seven geographic areas; (3) provides little flexibility in offering Homes assistance to ALL retired employees of the Church.

So - after three years of study, the Board of Pensions, with recommendations from their Assistance and Homes Committee, has amended (direction change) the Homes Program to: (1) be flexible enough to provide housing assistance to pensioners

where they want and need to live; (2) locate where they can have ready access to the various types of care their own circumstances require; (3) reside where they can continue to enjoy the support of family and friends; (4) include ALL retired employees of the Church, both ordained and non-ordained, and their spouse, with a criteria of eligibility based on NEED; (5) be financially feasible for the long-term.

To accomplish this - the amended (direction change) Homes Program will provide need-based housing grants with yet to be established policies and guidelines - INSTEAD OF the now established housing clusters, complexes and individual houses. The financing of these need-based housing grants will come from the sales of their current housing facilities. Only one current housing complex will remain under the ownership of the Board of Pensions - Westminster Gardens in Duarte, California, which offers all levels of housing, including a nursing home - and that facility, too, beginning with 1989, will not be subsidized as we know subsidy today through the contribution for dwelling based on % of income in retirement - beginning in 1989, the need-based housing grants will apply to that facility also.

As you can imagine, the sale of the other facilities will be made to try for the highest possible dollars in order to adequately finance this amended (direction change) Homes Program. Need-based housing grants will be administered by the Board of Pensions Staff in accordance with guidelines, policies, and procedures approved by the Board of Pensions. Many of the details of the need-based housing grants have yet to be worked out at the coming February 1988 meeting of the Board. The financing for the needs-based housing grants will NOT come from Pension Funds of the Board of Pensions but rather from income from endowments, General Mission Giving and other gifts and legacies directed to the Board of Pensions.

We are sure that you are interested in the recommendations made by the Board of Pensions at their meeting on October 22 and 23, 1987 regarding the sale of all the Homes Program clusters and individual houses. (1) Individual houses donated to the Board of Pensions for the Homes Program be sold in the open market at not less than fair market value when the current occupants vacate the house; (2) the Board of Pensions sell the properties of Imperial Southgate Villas in Lakeland, Florida, Portland, Oregon, and Topeka, Kansas, on the open market for not less than fair market value as these homes become vacant (estimated to take 5 to 7 years); (3) the Board of Pensions investigate and negotiate the sale of its existing independent living clusters in Los Gatos, California and Swarthmore, Pennsylvania, on the most favorable basis; (4) the Board of Pensions seek out and negotiate the sale of its existing congregate facilities and independent living clusters in Lakeland, Florida, (Lakeside Heights) and in Santa Fe, New Mexico, with Presbyterian housing and homes organizations by December 31, 1989; if the Board cannot find

Presbyterian housing and homes organizations to purchase the homes then the Board will seek out and negotiate the sale of these two clusters with other non-profit housing and homes organizations by December 31, 1991. If a satisfactory agreement cannot be arranged by December 31, 1991, the Board of Pensions shall sell the above mentioned clusters on the open market for not less than fair market value.

Now - what does all this mean to the Residents and Staff at Plaza del Monte - yes, Plaza del Monte will ultimately be sold to help finance the amended (direction change) Homes Program that will offer need-based housing grants INSTEAD OF housing facilities. We will repeat the time-table that has been established by the Board of Pensions for Plaza del Monte: (1) for the next two years, the Board of Pensions will attempt to locate a Presbyterian organization interested in purchasing Plaza del Monte, if none can be found by December 31, 1989, then (2) the following two years will be used by the Board of Pensions to find a non-profit organization interested in buying Plaza del Monte, if none can be found by December 31, 1991, then (3) Plaza del Monte goes on the open market. While all the details of these recommendations have not been worked out by the Board of Pensions as yet, it appears that Plaza del Monte could function, as we now know it, for another 2 to 4 plus years. The transition to the amended (direction change) Homes Program will be gradual.

To substantiate that assumption of the Board of Pensions, the budget we submitted to the Board for 1988 has been approved with the request that we, as managers and staff - (1) maintain the property at the current high level (2) continue all programs of activity and service (3) maintain a high "quality of life" for the Plaza del Monte residents, and (4) support the Residents and Staff in every way possible as we all are affected by this amended (direction change) Homes Program. Of interest, our budget for 1988 was submitted in August and was as aggresive and forward-looking as our last three budget requests - naturally, we will not be using budget dollars approved that pertained to further remodeling of Casa Grande rooms, and other budgeted items that in light of the direction change, would not be in the best interest of the Board or benefit current Plaza del Monte Residents.

We, the Friesenborg, plan to "hang in there" and we know we can only be honest and fair in asking our Staff to "hang in there" with us. We can not assure any of them (or us) a definite time of continued employment - maybe 2 years, maybe 3, 4, or 5 years. Of course, wage adjustments will be considered annually as usual; benefits continue as long as they are employed by the Board of Pensions; working conditions will not decline; and when and if the Board of Pensions is successful in finding a buyer - a 3 months notice will be given all employees and a severence pay established and paid. We met with the Plaza del Monte Employees and shared this information with them on Monday afternoon. Many have indicated that they will

"hang in there" with us.

How did we at the meeting in Philadelphia last Thursday respond to this amended approach to the Homes Program? Well, we had a good idea there had to be some kind of a new direction simply because of the re-uniting, the high cost of clusters continuing as they were, and the fact that the emphasis on NEED had not really been the guiding criteria up to a year or so ago. However, due to the reports coming from the two person team and the Task Force, we did not anticipate a 90 degree turn. At first hearing, we simply became frustrated - we did not come to Plaza del Monte 3 1/2 years ago to help close it down - we came to help build it up! Then, we looked beyond ourselves and the anticipated related problems of helping implement this change and realized we were but a part of a long-term Homes Program with goals that are admirable and designed to assist many in need - not just a few.

Now comes the hard part - how do the Plaza del Monte Residents respond to all this? Will they: (1) be angry and frustrated at this new direction for the Homes Program? (Please keep in mind that this is NOT panic-time - the transition will be gradual.) (2) will they be philosophical about this new direction and feel the Board of Pensions will continue to be a caring Board? (3) will they look beyond Plaza del Monte and themselves and realize that some very conscientious Board members were forced to make some tough decisions? (4) will they appreciate the forward-looking, long-term approach of the need-based housing grants as an equitable solution in making change? (5) will they see this as an opportunity to get out from under the "this is the last stop" syndrome and eagerly search to find where our Lord will lead us next? (6) will they be grateful in the knowledge that support for us all is through a common bond of understanding, caring and sharing with one another?

Where is each one of us in this time of Homes Program direction change?

TIME FOR QUESTIONS - (The BoP has/will be sending letters to Synod, Presbytery, and Pastors of churches where numbers of Residents are involved)

"It is our understanding . . . . ."
"At this time . . . . . ."
"Many details are yet to be worked out . . . . ."
"Feel free to write or call Jack McAnlis, the Homes Administrator - or - Art Ryan, President of the Board of Pensions - we'll be glad to share their phone number"

(Jack and a BoP member w/b visiting Plaza del Monte within a few months)

Please know that our office door is always open to Residents and to Staff for personal conference - each person will have his or her or their own questions and concerns - we stand ready to assist you all in any way we can.

A personal note - many of you know that last July we purchased a cabin in Estes Park, Colorado, as a place to eventually retire. It is completely without furniture and we had made arrangements with local movers to take some of our personally owned furniture to Estes Park last week. Well, the Managers' meeting changed

our plans, of course. Next week, we are again scheduling that furniture move so as you see an Allied Van in front of our cottage next Monday - please know that this has absolutely no connection with the direction change of the Homes Program.

Please remember that after this meeting is Blood Pressure checks time in the Exercise/Sewing Room - and - coffee time in the Lobby. At 10:55 we reconvene here in the Lounge for our weekly Community Worship.

Please join us in closing this meeting with prayer: Gracious Heavenly Father, you have given us and are continuing to give us opportunities to serve You and those about us in a very unique way here at Plaza del Monte. We ask for continued guidance, strength and wisdom in the months and years ahead as we seek to better understand your will for our lives. In Jesus name we pray. Amen.

Gerhard Leona

FRIESENBORG

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

TO: Residents of Plaza del Monte

FROM: John S. McAnlis, Homes Manager

SUBJECT: Attached Letter

Enclosed with this memo, you will find a copy of a letter to Messrs. Keeler and Prichard, residents of El Sombroso Oaks in Los Gatos, California.

This letter is an initial response to their letter to Dr. Dan M. McGill and is being sent to you in advance of the meeting next week with Board Staff. Please read it and note your questions. We will be happy to respond to any questions that you may have as well as your concerns.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

(215) 963-1141

December 4, 1987

Rev. Kenneth M. Keeler
Rev. Francis W. Pritchard

Dear Friends:

Your letter of November 16, 1987 has been received and I thank you for the expression of your concern and that of the residents of El Sombroso Oaks. This letter raised a number of questions about the Board's decision to change the present Homes Program to a program of housing grants. We are preparing as detailed a reply as we can to your questions even though many of them involve details of implementation that have not as yet been decided. We expect that this detailed response will go forward to you next week.

Your letter speaks clearly and plainly of the distress of you and your fellow residents. Let me assure you at the outset that we are greatly concerned about the distress our letter caused. While we realized that any change would cause concern the intention of our original letter was to inform you of the change of the Board's Homes policy, and at the same time to assure you and all the residents of the homes that the Board would give the highest priority to the needs of the present residents. The depth of your anxiety makes us want to respond immediately to give you assurance and a clearer understanding of what we intended. Let me, therefore, hopefully address the most important of these concerns as a prelude to a detailed response that will follow.

Haste - Your letter speaks of a "sense of urgency and haste" in carrying out the proposed changes. Let me assure you that we are not "in haste" to sell the
homes. We were, however, very much "in haste" to communicate our decision to you as soon as it was taken because we did not want you to hear it from anybody but us. Our purpose was to give you assurance of the care of the Board lest you think the change meant less care from the Board. The disposition of Board-owned residences presents a whole spectrum of problems that must be resolved separately at each location. We do not, for example, have any idea at this moment how or when the El Sombroso Oaks clusters might be sold. We need time to explore alternatives at El Sombroso Oaks and each of the other clusters to insure that any sale protects the rights of our residents and helps provide the funds that will be needed for the grants program. We are not in a hurry, and we will do nothing without careful planning that will include your input and protect your interests. As we work our way along to achieving the ultimate goal of the Board itself not owning and operating homes, we will move carefully step by step with every safeguard possible to see that persons presently living in the homes will be treated fairly and justly and with every possible consideration to minimize any adverse effect that the change in policy will cause.

Your letter observed that the Board of Pensions had always been trustworthy. There is no intention of the Board or any of its members to do anything but be faithful to its commitments and sensitive to those it serves. It is especially committed to the well-being and security of the church's retired servants. It is this concern, among other, that led the Board to reevaluate its Homes Program, to see how it could more effectively and more broadly meet the needs of all its retired servants.

Contracts and Agreements - Many of your questions involve details of how we will honor donor contracts and working agreements. We will answer these questions in our detailed reply, but we want to affirm, as we said in our earlier letter, that we will honor contracts and agreements according to the terms they contain. We expect to do so by selling homes only as they become vacant as a result of death or a need to move to another level of care. If a cluster were sold as a unit, we would expect to include a provision in the terms of sale allowing current residents to continue in their homes as long as they are able.

Will I be forced to move? - Our letter to you includes two references to the possibility that some residents might have to move as a result of the sale of homes. The letter also makes it clear that any moves will be the exception rather than the rule and that, in such cases, the Board will make sure that each resident is provided with comparable housing. We felt that this possibility needed to be stated, however unlikely we might think it to be and, along with it, the assurance of our continuing support and care. We deeply regret that these references seem to have generated the expectation that you will all be uprooted, which is exactly the opposite of our intent. Let me say plainly that no resident will be moved, except as a last resort, and only after full consultation as to the location and quality of the new location and only with the Board bearing the full cost of such a move, including any increased cost of rent. The Board recognizes its first responsibility to provide housing for current residents and will fulfill this responsibility regardless of any other criteria that may be applied to future residents.

What does the Board think or hope the residents will do? - We hope and expect that you will stay where you are, unless you desire or need to move somewhere else. We hope that you will work with us during this transition, secure in the knowledge that our first priority is to provide for your continuing welfare. There will be plenty of time in the future to consider moving if that should ever become necessary, and you will be kept fully informed as implemenation proceeds.

I have taken the liberty of sending a copy of this letter to all residents of El Sombroso Oaks, and I have asked Art Ryan and Jack McAnlis to schedule a meeting with you this month to discuss your concerns face to face. For the moment, let me leave you with the assurance that nothing has occupied our thoughts more than our concern for the distress you feel because of these changes and our desire to alleviate this distress. We sincerely

believe that the God whose providence we have all believed in and trusted over the years will guide both you and us as we try to work together in this transition. We are committed to seek His wisdom and guidance in every step we take in these changes and we know you will also be praying and seeking God's guidance both for yourselves and us.

We hope that this letter has been helpful and reassuring.

Cordially,

Dan M. McGill/cac

Dan M. McGill
Chairperson

DMM/pas

cc: Robb Stewart, Esquire
Board Members
Dr. J. Phillips Noble
Mr. Arthur M. Ryan
The Reverend John S. McAnlis
Residents of El Sombroso Oaks
Mr. Rex Morton
The Reverend Harrison Ray Anderson, Jr.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

TO: Registrants for Board of Pensions Retirement Housing

FROM: John S. McAnlis, Homes Manager

SUBJECT: Future Directions of the Homes Program

Your name is on the waiting list for a retirement home operated by the Board of Pensions. This letter is to inform you of new developments with the Homes Program and the added opportunity that may be available to you.

For the past three years, the Board of Pensions has been studying its Homes Program to determine how it may be most responsive to the present and future needs of those it serves. This process has been exhaustive, including the commissioning of a special study, extensive visits by members of the Board to the Board's facilities, and the evaluation of a number of alternatives. During this process, it became evident that the Homes Program of the Board of Pensions should be more flexible, more inclusive and available to all retired employees of the church, and financially feasible within the expectations of current resources and future support by the church.

The application of these values to various alternatives that were considered has led the Board of Pensions to start a new direction. The Board will establish a fund to provide need-based housing grants. This fund will provide grants to assist qualified retirees who wish to enter a qualified retirement community or to assist them to stay longer in their own homes. Those eligible to apply for these grants are retired employees of all governing bodies who have served the Presbyterian Church (U.S.A.) for at least 20 years and have been a member of the Benefits Plan during any part of that time. Grants, which will be based on need, will be available to retirees, spouses, and surviving spouses of retirees. More detailed guidelines, policies, and applications are being developed by Staff of the Board of Pensions and will be available in the near future upon request.

After reviewing current financial resources, the Board realized that it does not have the funds to continue the present Homes Program and fund the new Grants Program at the same time. Therefore, the Board will begin the gradual sale of existing homes except for Westminster Gardens in Duarte, California. The funds received from the sale of the property and from other sources will be used to provide housing grants. Given the increasing number of retirement facilities and options now available throughout the country, the Board has concluded that the use of grants is the best and most cost effective way to meet the housing needs of retired church employees.

Since the Board will be gradually selling its homes, no new residents will be admitted, except at Westminster Gardens. If Westminster Gardens is not one of your preferences and you would like it to be, please contact me as soon as possible and your name will be placed on the waiting list.

Being on the waiting list already, you would be eligible to apply for housing grant assistance. Please take this into considerations as you make your future retirement housing plans.

If the Board can assist you in this process, please let me know.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

(215) 963-1156

October 29, 1987

Dear Friends:

For the past 3 years, the Board of Pensions has been studying its Homes Program to determine how it may be most responsive to the present and future needs of those it serves. This process has included the commissioning of a special study by consultants retained by the Board, extensive visits by members of the Board's Assistance and Homes Committee to homes facilities, and the evaluation of a number of alternative approaches.

As the study progressed, certain key values emerged to guide the decisions that have been reached:

1. The program must be flexible enough to provide assistance to pensioners where they want and need to live; where they can have ready access to the various types of care their own circumstances will require; and where they can continue to enjoy the support of family and friends.

2. The program must become available to all retired employees of the Church. Service to the Church is a ministry of many callings, both lay and ordained. The inclusion of lay employee eligibility must be an important goal in any program that recognizes the ministry of the whole people of God.

3. The program must be financially feasible, reflecting the Board's current resources and reasonable expectations of future support by the Church.

4. Any changes in the program must be managed to protect the interests of current home residents either by allowing them to stay where they are or by providing them with comparable housing elsewhere. The Board will not under any circumstances abandon those whom it has taken under the care of its Homes Program.

The application of these values to the various alternatives that were considered has led the Assistance and Homes Committee to recommend and the Board of Pensions to approve the following:

1. That a fund to provide needs-based housing grants be established with policies and guidelines. This fund will provide grants to assist qualified retirees who wish to enter a qualified retirement community or to assist them to stay longer in their own homes.

2. Retired employees of all governing bodies who have served the Presbyterian Church (U.S.A.) for at least 20 years and have been a member of the Benefits Plan during any part of that time will be eligible to apply for these grants. Grants which will be based on need will be available to retirees, spouses, and surviving spouses of retirees. The former employer will be asked to share in the cost of grants to retired employees with less than 20 years of membership in the Benefits Plan of the Presbyterian Church (U.S.A.).

These provisions will broaden the constituency of the program, provide flexibility, and be more inclusive. Guidelines that will include a needs test are being developed to adhere to the Board's mission to provide for those in need.

The amended Homes Program will involve the gradual sale of existing Board homes except for Westminster Gardens, and the use of the monies received from th sale and other sources to fund the new grants program. While the long history of Board-owned homes and the report of the special study both argued for a continuation and expansion of the present program, the Board concluded that the geographical distribution and capacity of the current homes would not allow the needed flexibility and inclusiveness without a major building program. The cost of such a program would be far beyond the Board's resources, as well as any reasonable expectation of Church support. Further, the Board realized that it does not have the resources to continue the present subsidized Homes Program and fund the new grants program at the same time. Given the increasing number of retirement facilities and options now available throughout the country, the Board has concluded that given the resources and what may be reasonably expected, the use of grants is the best way to meet the housing needs of retired Church employees.

While the Board has made a decision to sell ultimately all of its homes except Westminster Gardens, all existing Donor Contracts and Working Agreements will be honored according to their terms. The objective is to sell the homes as they become vacant. If situations develop that require the sale of occupied homes, the Board will work with the residents on an individual basis to allow them to purchase the homes or provide other comparable housing. Westminster Gardens will continue to operate under Board control to provide housing for those who may be displaced by the sale of other homes and who would find it helpful to become a part of this unique community.

We believe that the program of needs-based housing assistance grants described in this letter is an important forward step in caring for the needs of the servants of the Church. We believe that, working with you, we can move into this program in a way that will honor and reflect our personal concern for you.

Many details regarding the changes in the Homes Program are still being worked out. Highest priority will be given to caring for the present occupants of the Board's homes. Nothing will be done without careful planning, and the transition will be gradual, taking several years to accomplish.

During the next few months, the Board's staff will visit each cluster of homes to answer questions and respond to concerns. In the meantime, please do feel free to contact the office of the Homes Program in Philadelphia with questions and concerns which you feel cannot wait for this visit.

Sincerely,

Dan M. McGill

Dan M. McGill
Chairperson, Board of Pensions

DMM:cac

cc: Officers of the Board of Pensions
Robb Stewart, Chair, Assistance and Homes Committee
Board Members
John S. McAnlis, Homes Manager

PLAZA DEL MONTE
417 Paseo de Paralta
P.O. Box 1888
Santa Fe, N.M. 87504
December 10, 1987

Mr. Dan M. McGill, Chairperson
The Board of Pensions of
The Presbyterian Church (U.S.A.)
1834 Arch Street
Philadelphia, Pa. 19103

Dear Mr. McGill:

At the suggestion of the Residents' Committee here at Plaza del Monte, our "family" met in cluster groups to discuss your letter of October 29, 1987, announcing the Board's decision to discontinue the Homes Program, sell its residences, and use the funds for needs-based housing assistance grants. Notes from each group discussion were received and reviewed by the Residents' Committee, and a decision made to compile and summarize them for sending to the Board.

Meanwhile, the residents have been briefed by our PDM (Plaza del Monte) managers, Gaylan and Leona Friesenborg, and we have had their continuing counsel. We have benefited, also, by the circulation among us of the communications sent to the Board by El Sombroso Oaks community, Los Gatos, and the Morganwood community, Swartmore. A helpful pastoral epistle to "all the saints in Santa Fe" was also received from Bill Aber, Presbytery Executive.

Following, in essence, are some of the questions and concerns of the PDM residents that emerged from the cluster meetings:

(1) Foremost was the sense of shock and near disbelief experienced by the residents upon reading the Board's letter. While the letter acknowledges that "many details regarding the changes in the Homes Program are still being worked out," the many unanswered questions it precipitated have caused anxiety and uncertainty. "The Board's action was sudden, and shocked our senses enough that we were left confused and apprehensive about the future."

(2) Given the Board's legal right to sell the Homes properties, and conclude contracts with donors and renters, there remains a disturbing, underlying sense that if such action is taken, there are "promises to keep" that will not have been kept. Are there no alternatives left for achieving the same ends without disrupting the lives of so many retirees, many of advanced age, whose reasonable expectation has been that they would not have to move from their homes again?

(3) Item (4.) on page one of your letter says: "Any changes in the program must be managed to protect the interests of current residents either by allowing them to stay where they are or by providing them with comparable housing elsewhere." Many are wondering about the specifics of this broad assurance.

"We need further information from the Board and details as to how the Board will assist us in finding new residences if we are to move." Will the Board, for example, pay moving expenses, if needed, to another place of choice? Does the Board intend to negotiate with other housing facilities for favorable terms of entrance? Will it pay rent subsidies, as needed, to provide "comparable housing elsewhere " ?

(4) A variety of other comments and suggestions were made:

(a) Write individual letters to the Board and others of influence in the church.

(b) Ask sympathetic persons or groups such as the sessions of First Presbyterian and Westminster churches in Santa Fe to write their concerns to the Board.

(c) Have the Presbytery of Santa Fe and other presbyteries overture General Assembly to place a moratorium on the plan of the Pension Board. (This is already in process.)

(d) Some residents would like to have the Board's 1986 financial report on the Homes Program explained more fully--especially the $ 720,982 deficit/subsidy figure which represents the Boards' contribution.

(e) Due to uncertainty, some residents are already considering leaving Plaza del Monte, and others are investigating alternative living facilities. Accordingly, there is an urgency to know what course to take, and what options the Board will put before us. The caption of a recent news article reads: "Deciding to decide is the most difficult decision of all."

(f) In addition to donor contracts, substantial gifts in the form of improvements or remodeling of their homes have been made by some residents. If the occupancy period is now to be shortened, will there be a return of such "gifts?"

(5) While not a unanimous concensus, most residents would concur in asking or petitioning the Board to consider the following two requests:

I

FIRST, for all the good and adequate reasons so ably expressed by the Morganwood Housing Committee, that the Board reverse and reconsider its decision to discontinue the Homes Program. (Points raised by the Swartmore and Los Gatos communities are attached as an addendum) There are also reasons of our own for this recommendation:

(a) If Plaza del Monte is closed, it would be an irreparable loss of a vital, continuing community and its attendant values. The fabrics of relationship --trust, helpfulness, enrichment, mutual enjoyment--which residents weave among themselves, with other friends and civic groups, and with congregations of their nearby churches would come unraveled. Nor could the support and leadership of the residents in civic and church affairs be replaced.

(b) Divestiture of Plaza del Monte after twenty five years of development and occupancy would be a loss that could not be duplicated elsewhere. Located in Santa Fe, "the city different," and in New Mexico, "the land of enchantment," the site is ideal for a retirement center. The grounds are spacious, accommodating 41 cottages and apartments as well as La Casa Grande (the big house) with 35 units for congregate living. The landscaping -- lawns, trees, shrubs, flower beds and rock gardens--has won numerous awards over the years. The property is located two blocks from the down-town plaza, across from the post office, adjacent to a city park and sports complex, at the foot of Old Taos Road leading to the opera house and Ghost Ranch--nevertheless there is serenity, privacy, and security with an open vista of the Sangre de Cristo (the blood of Christ) mountains.

(c) Abandoning Plaza del Monte would create a disjuncture in the history of our church in Santa Fe and the Southwest.

On the north side of the Plaza is the Palace of the Governors, the oldest public building in the United States, dating back to 1610. It is now a museum, and on one of its doors is a bronze plaque commemorating the organizing of the First Presbyterian Church--the first Protestant church in the Territory of New Mexico--on January 13, 1867.

Even before this historic date, David McFarland, first pastor of the church, opened a day school in his adobe house on December 10, 1866, "with ten scholars in attendance." From this beginning, the Allison School for Girls, and the Mary E. James School for Boys were founded. The main campus of these two schools, which later merged, was a ten acre plot known as the "gas works." It was deeded as a gift to the Boys School in 1905 by the "Santa Fe Water & Light Co." After serving the educational needs of Santa Fe and Northern New Mexico for over half a century, the Allison-James School closed, and its property was taken over by the Board of Pensions. Since 1962, this site, denoted on a bronze plaque as "American Presbyterian and Reformed Historical Site No. 236," is now Plaza del Monte. Diener Allen's centenial history of First Church has this notation:

> "The Board of Pensions of the United Presbyterian Church in the U.S.A. established its retirement community, Plaza del Monte, as successor-occupant of the "gas works" property, and so tied into the church first organized by David McFarland many virile threads of history and continuing zeal." (p.101)

II

SECOND, if there is no change in the Board's plans to sell the Homes residences, the next "best scenario would be to have some Presbyterian (or non-profit) group buy Plaza del Monte and continue to run it as it is run now--with grants from the Board of Pensions to the current residents to enable them to remain with the same financial obligations that they have at present." (Bill Aber)

We understand that this "next best scenario" is already an announced policy within the framework of the Board's action--namely, two years to locate a Presbyterian entity, followed by a second two years to locate a non-profit entity with which the Board could negotiate the purchase and management of the homes.

(a) For example, two of our residents, Art Stevenson and Art Romig, have a long acquaintance with John Glenn, a Presbyterian minister who is founder and president of National Church Residences, Columbus, Ohio. In a letter of November 14th to "Art and Art" John Glenn indicated that "NCR would be immensely interested in seeking to work with the Board for us to acquire all (or most) of the Pension properties."

National Church Residences, as you are probably aware, is a non-profit corporation dedicated to providing moderate cost senior housing. NCR first developed Bristol Village, Waverly, Ohio, with 323 housing units. It has since been involved in purchasing, developing, or managing over 75 projects throughout the country, and has become " the nation's most successful development/ owner/ manager within the HUD 202 Program.

It is conceivable, therefore, that NCR, or a similar agency with proven capability, could acquire the Boards properties--or co-sponsor with a Presbyterian or other community group a non-profit corporation to which the properties could be transferred and managed as retirement communities.

If the transfer of the Homes Program residences is to occur, we urge the Board to explore with NCR or like agencies the implementation of this "next best scenario"--either Presbyterian or other non-profit entities.

++++++++++++++

In spite of the foregoing, we know, as people of God, that we have here no continuing city. We are, as the poet says,..

".....expatriots,
Between the source and the song."

As such, we take heart in the words of C Fry ("A Sleep of Prisoners") which were used in the worship liturgy this past Advent Sunday at First Presbyterian:

Affairs are now soul size.
The enterprise
Is exploration into God.

As partners and coworkers in "the churches, the glory of Christ," (2 Cor.8:13), we express appreciation for all that the Board does and will do in its "soul size" affairs.

As you have pledged to work with us, so we pledge to work with you that together our "exploration into God" may be made in peace, that all may be secure, and no one be afraid. (Jer.30:10)

Sincerely,

PLAZA DEL MONTE RESIDENTS' COMMITTEE

Grace W. Reifsnyder

Grace Reifsnyder, Chairperson

Bill McClain

Bill McClain, Secretary

Jean and Chuck Riddle

Ozzie Lutz

Vanna Bewell

Forrest Smithson

Copies:

Jack McAnlis, Homes Program Administrator
Plaza del Monte residents
Morganwood and El Sombroso Oaks
Pastors and sessions of First and Westminster Presbyterian Churches
Bill Aber, Executive Secretary, Presbytery of Santa Fe

ADDENDUM

POINTS RAISED BY THE SWARTMORE AND LOS GATOS COMMUNITIES CONCERNING THE PROPOSED SALE OF RESIDENCE PROPERTY

Loss of the witness of community and Christian fellowship.

Discounts intention of donors and designated giving to the church.

Divests church of valuable properties strategically located.

Is a timid and un-Presbyterian approach to a need of all the church.

Does not serve the purpose of reunion of the church.

Has not included adequate consultations with residents.

Does damage to the image of the Board of Pensions and to public relations throughout the church in particular and in society in general.

Calls upon present residents to subsidize the program by giving up their present homes.

Breaks contracts long honored.

May well not be within the power of the Board without the consent of General Assembly.

Many specific questions were raised as to precise meanings of the October 29th letter, taken line by line. (see Los Gatos communique)

The Swartmore community points out the "goal of inclusiveness" desired by the Board for including more minority and lay persons can best be met by entrance requirements in the future.

April 18, 1988

REPORT TO THE SESSION OF TASK FORCE
ON FUTURE OF PLAZA DEL MONTE

The activities of [illegible] were reported orally to the Session at its meetings on [illegible] and March 15, 1988. At the March meeting it was suggested that a written report be made so that all Session members would be fully informed.

The Session at its [illegible] 1987 meeting appointed the [illegible] the future of the Plaza del Monte [illegible] of purchasing as a [illegible] church professionals". Members [illegible] Carpenter, F.C. Williamson [illegible] the three of us the following [illegible] Anne [illegible] Stevenson [illegible] Ingram [illegible] Plaza del Monte [illegible] over the [illegible] 29, 1987 [illegible] clergy, [illegible] Monte. In spite [illegible] the Homes [illegible] did not have the [illegible] should be sold to provide [illegible] be used to make "needs [illegible] lay employees of the [illegible] present residents [illegible] reassurances as [illegible] highly critical [illegible] the retirement [illegible] letter of [illegible] would be given [illegible] except as a last [illegible] expenses. The [illegible] each facility in [illegible]

[illegible] to December [illegible] Presbyterian [illegible] fter to other [illegible] to commercial interests.

The [illegible] and December, 1987 met with residents [illegible] with the [illegible] Gaylen and Leona [illegible] with several managers of retirement homes [illegible] carefully operated by Synods, Presbyteries [illegible] and with executives of non-profit retirement homes. Without exception we were warned that the operation of retirement homes is a difficult business and should only be entered into with the greatest caution and only with professional help. We have concluded that if our Synod

Presbytery [illegible] the purchase and operation of Plaza del Monte [illegible] consultant should be employed to determine [illegible] of the operation. The cost of such a study [illegible] 00.

To begin [illegible] feasibility of a Presbyterian [illegible] Plaza del Monte, it is [illegible] the terms and conditions under [illegible] facility and what [illegible] that the Board had contracted [illegible] Accordingly, we wrote on February [illegible] Board with copies to the Co-Presidents [illegible] and asking for copies of [illegible] expense [illegible] policies [illegible] acknowledgement of [illegible]

[illegible] a consultant [illegible] on February 22, 1988 [illegible] such a study [illegible] Presbytery [illegible] the Manager of [illegible] would only [illegible] March 22, 1988 [illegible] wanted us to know [illegible] of sharing the cost of [illegible] Cordon [illegible] Northwest Council [illegible] the cost of a consultant.

[illegible] 1988 meeting [illegible] to sell [illegible] reversibly actions [illegible] June 7 - 15, [illegible] to the [illegible] This may [illegible] and we [illegible] June. The [illegible] further [illegible] the policy, [illegible] without [illegible] could result in further [illegible] del Monte, since the Board [illegible] residents. The congregation [illegible] del Monte will not be operating [illegible] residents have been relocated [illegible] these accomodations [illegible] large waiting list for the [illegible] that prospective new residents [illegible] there in any event, given the continuing uncertainties. Accordingly, your Task Force feels the

Doris & Gene Allen
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Santa Fe, NM 87501

gainst the Board of Pensions' plan to sell all of its ing and to substitute a grant-aid program.

1. This plan is unnecessary. While the Board states that there are 14,000 pensioners who could apply for retirement housing, it does not add that only about 500 are on the waiting list. So 13,500 must be content with their present living arrangements. Those 500 on the waiting list can be divided into two classes: those who need assistance and those who do not. Those needing assistance can receive it from the Board of Pensions Assistance Program already in place and well funded. This Assistance Program is as flexible geographically as any new aid program would be. So a new program is unnecessary.

2. It is not needed financially. According to the report of the Board Expenses for Homes Program found in the General Assembly Minutes of 1987 Part I page 671, the expense for Congregate Living in 1986 (latest data available) was $389,484. This was for a facility in Santa Fe which serves only 36 persons and is half full. In 1985 the Congregate Living expense was $846,060 for Santa Fe and Prentis House in Philadelphia. The latter had only 8 occupants and had to be shut down saving the Board over $457,000 in 1986. Clearly the Congregate Living facilities are the big losers. Only they should be discontinued, and not the Independent Living Homes.

These Independent Living dwellings have 330 residents and cost $586,514 a year to operate, while contributions (rents) were about $450,000. With the Board's Homes Operations Fund of 4.2 million dollars invested at 8% interest, it would more than offset the deficit. So the new plan is financially unnecessary.

As for the future, the older pensioners now receiving pension supplements, will decrease by attrition, and the rising minimum salary and wage levels will increase the pension credits and in turn produce larger pensions for clergy and lay persons alike. So even the participation of lay workers in the Pension Plan should not produce any appreciable burden on the Assistance Fund.

3. It is illegal from he church's point-of-view. Since the Board reported its "Assigned Responsibilities" twice in its report to the General Assembly of 1987 Part I pages 663 and 669, it surely must have accepted them as such; and not merely as the Board later claimed, "activities which the Board is permitted to do." They are not "Assigned Permissions" but "Responsibilities" and the Board has the solemn obligation to the General Assembly and the whole church to carry them out.

One of those responsibilities is "To establish and operate retirement housing for eligible retirees and their spouses." The consequence of shunning this responsibility has already had a traumatic effect on the hundreds of residents and changed the retirement plans of hundreds of active ministers and missionaries.

Obviously, the Board should have gotten permission from the General Assembly to alter its responsibility which had been assigned to it and not tried to unload that responsibility on its own authority. Since the General Assembly is the supreme body of the church, the Board's action to abrogate its responsibility is ecclesiastically illegal.

4. It is immoral for it breaks faith with the donors of retirement homes who gave them for retired servants of the church to live in.

Also, it breaks faith with the hundreds of residents who moved in to them, making financial and residential commitments, with the full expectation that they could live in them as long as they would be able.

Although the new plan was being formulated for a year before it was announced, the representatives of the Board continued to assure applicants for housing that it had places for them. As late as two months before the announcement, one couple was offered a house. Advertisements asking persons to donate their homes to the Board of Pensions for retired ministers and missionaries to live in continued to be published in Presbyterian Survey and Monday Morning magazines after the announcement to sell such homes. These misrepresentations are inexcusable since the plan was formulated, not over-night, but over a period of twelve months. By such actions the Board is losing its credibility within the church.

5. This plan is ill-conceived. (1) It goes against the recommendation of the study conducted for the Board by the Gerontology Department of the University of Georgia, "that the Homes Program should be continued and expanded." (2) It has no schedule for putting the properties on the market and has made no decision as to whether to sell the clusters of homes as units or as individual houses. (3) It has not worked out or announced the details of the grant-aid program, spelling out who would be eligible to receive aid and how much they might get. The Board has not done its home-work on these three counts but is groping its way blindly. Thus the plan is ill-conceived and prematurely born.

6. The plan is disruptive of the benefits which the clusters provide. The 330 residents of the homes have a sense of community, comfort and moral support. Ministers who have lived in various places throughout their careers without putting down roots in any one place, need a caring community where they can feel settled. Missionaries returning from overseas need these communities to lessen cultural shock. Besides future generations will need these retirement homes for the same reasons. No amount of money can supply these deeper blessings.

7. This new policy indicates that the Board is moving away from its ministry to the whole person, into the insurance business of giving only money. Money alone is cold comfort when a person needs the moral support and sense of community that one finds in the clusters.

8. This plan is divisive as witnessed by the various overtures being passed and the flood of letters being sent to the Board demanding that it rescind its plan to sell its retirement homes.

9. This new plan is damaging the Presbyterian Church's image and reputation in the secular community, as people who hear of it are appalled that the Church would treat its retired servants in such a way. It is a poor witness to the world and bad public relations for the Church.

Thus we have found the Board's plan to sell its retirement homes to be unnecessary, illegal, immoral, ill-conceived, disruptive, divisive, inadequate to meet the real needs of retirees, and damaging to the Church's image. So we would make a positive suggestion. The Church will be launching a Bi-centennial Fund drive in the near future. How appropriate it would be for the Board of Pensions to ask for a portion of that Fund to expand its Independent Living Program. We believe it would have a broad appeal because Presbyterians want to honor their retired servants who have given their lives in Christian service.

JAMES L EWALT
49 MORGAN CIRCLE
SWARTHMORE PA 19081

HELP KEEP THE HOMES PROGRAM — A PRESBYTERIAN TREASURE!

These quotations are taken from "A Study of the Homes Program of the Presbyterian Church (U.S.A.)" by Barbara Payne, Ph.D., and Earl Brewar, Ph.D., of the Georgia State University Gerontology Center, commissioned (and paid for) by the Board of Pensions.

"The Homes Program for retired missionaries and ministers began in 1883 (104 years ago)." (Page 5)

This is a treasure! Let us keep the treasure.

"The estimated value of the homes is $19,252,798." (Page 6)

Each home is a gift given to those who gave of themselves. Let us keep the faith.

"The Homes Program demonstrates the early recognition, concern and constructive planning for the unique financial and physical needs of retired servants of the church." (Page 7)

Keep the treasure! There are those who deserve it.

"Recommendation 1. It seems clear from this study that the Homes Program should be continued and expanded." (Page 29)

This is a treasure! Let us keep it.

"Recommendation 10. In order to expand this program, a church-wide capital funds project should be planned." (Page 30)

This is a treasure! We can increase it.

"Recommendation 14. As the only mainline denomination to provide for the housing needs of some of its retired church workers through a national agency, the Presbyterian Church should take pride in the Homes Program and strengthen it." (Page 30-31)

This is a treasure! Let us rejoice in it.

"The incomes of the residents in the Homes Program were much lower than for other retirees." (Page 32)

This is a treasure! Share the treasure.

"Homes residents were more satisfied than other retirees . . . the sense of community and security. This factor alone would reinforce a decision to extend the Homes Program." (Page 33-34)

Such a home is a treasure! Let us preserve it.

"Although older, the Homes residents rated their health higher than other retirees." (Page 34)

Health is a treasure! Let us guard it.

"There was strong agreement among the managers (of other Presbyterian Homes) that the Homes Program should be continued and expanded." (Page 34)

This is a treasure! Don't sell it.

"For ministers and missionaries, for whom relocation is built into their lives, survival is with a community of persons with shared experiences rather than within a 'place specific' community." (Page 10)

This is a treasure! The treasure is people.

"The most moving experiece was the observation . . . that this was good place to live in later life. It was the best place to die, not alone, but within the context and support of a Christian group. It was the best place to be as a survivor, surrounded by a caring community. Death was viewed as a transition and a time to celebrate the life of the resident." (Page 70-71)

This is a treasure! A treasure beyond price!

"Most felt that some special consideration needed to be given to those who had low income during their active years. This should be viewed as compensation and reward, not as 'charity'." (Page 74)

This is a treasure! And a suitable reward.

"The enthusiasm of the residents for their retirement home was experienced at every

site. The residents expressed great appreciation for the unique and new comaraderie that resulted from the diversity of both individuals and experience in the Homes communities." (Page 75)

This is a treasure! Let us treasure it.

In spite of the mandate of the General Assembly to the Pension Board "to establish and operate retirement housing" (General Assembly Minutes 44.001, page 669), and in spite of the clear and repeated recommendations of its own study, the Board of Pensions announced in November, 1987, that it has closed the Homes program to new residents, and intends to sell the homes, which will require the eventual moving of ministers and missionaries who understood that they could stay as long as they were capable of independent living.

THE READERS' OUTLOOK (Letters to the Editor)

The church and its retirees

Charles Hammond's article ("On the Pension Homes Decision — What Is the Key Log in the Jam?") in the March 14 *Outlook* strikes right to the heart of my concern.

These clusters of retirement homes which the Board of Pensions, under the General Assembly, has maintained provide a context for a great quality of life and comunity in our retirement years. Some of the statements we have received from the Board of Pensions acknowledge that this is true. Probably those homes provide the context for a better quality of life than we will be able to find elsewhere.

I believe that the finanical problems to which the staff has pointed can be solved without selling the homes, and some statements from the board seem to hint that this may be true. Surely this ought to be fully explored.

Since statements from the board make it clear that the Grants Program has not yet been defined, there surely is no assurance that such grants will prove to be more flexible, fair or comprehensive in their effect than the Homes Program, supplemented with an Assistance Program.

I, for one, have not yet heard of a way of administering the Grants Program without, in a sense, degrading those receiving the grants. Statements from the staff of the board acknowledge that this is a problem.

Yet neither these nor other problems resulting from the decision of the Board of Pensions to sell the retirement homes seems to touch the real crux of the matter.

The basic question is the kind of relationship the church should have to its retired servants — lay people and ministers and their spouses. This the General Assembly must decide. The General Assembly must also decide what kind of agency should be responsible for fulfilling that relationship.

If the Board of Pensions is to become strictly an agency for receiving and dispensing funds — a Pension Plan, a supplement to Medicare and a supplement to the state welfare system — the church may find that such functions could be performed at least as efficiently by a commercial insurance company.

It is my hope that the Board of Pensions of the Presbyterian Church (U.S.A.) will continue to be an instrument of the love which bears one another's burdens and which cares about assisting in providing not only for food and shelter, but also for the quality of life which is available to our ministers, missionaries and lay staff people in their later years.

ADA SHERWIN BLACK
Los Gatos, Calif.

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PLAZA DEL MONTE

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MRS. KATHERINE SELLERS
MRS. FLORENCE PARKER
REV. DAVID CUNNINGHAM
MRS. MINNIE HEYMAN
MRS. STELLA WHITTIER
MRS. FRANCES P. FINLEY
MRS. ELEANOR BROOKS

(OVER PLEASE)

plAZA DEL MONTE

BOOK OF REMEMBRANCE

PAGE 2

REV. JAMES WILLIAMS
MRS. KATHERINE MURDOCH
MR. ALVIN RITTER
MRS. MARY CUNNINGHAM
MRS. REBECCA RENDON
REV. RAYMOND EDIE
MISS ELLA FLISRAM
REV. GILBERT BREMICKER
REV. DONALD PARKER
MRS. RUTH MOORE
MRS. ELIZABETH PETERSON
MISS NEVA PALMETER
MISS ELLEN FOSTER
MRS. LELA S. KNOX
MRS. AGNES BESSIRE
MISS MERRAN HENRY
MR. DANIEL SHOUP
REV. WALTER PETERSON
MRS. CARLOTA SANDOVAL
MR. JOHN PARK LEE
MRS. GERTRUDE LAWN SPEER
MRS. RUTH THOMSON
REV. FRANK TRAVIS
MRS. LOUISE PEASLEE
MRS. KATHRYN PRICE
REV. DWIGHT A. NICHOL
MRS. VIOLET BROWN
MISS IRENE TEAGARDEN
MRS. MARION McFARLIN
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MISS ARVENE BEWELL
REV. ISADORE O. WOODALL
MISS ELSIE STOCKTON
MRS. VERA C. WHITSETT
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REV. S. LESLIE REID
SAMUEL DEAN
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REV. FREDERICK DAWSON
DR. ADIN BROOKS
REV. BURNEY SHELL
MRS. ELIZABETH MITCHELL
MRS. ELEANORE MARKER
MISS RUTH ERWIN
REV. MERRELL MARKER
REV. ORVAL AUSTIN
MISS EDITH AGNEW
MRS. IDA S. STERRETT
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MISS RUTH BARBER
REV. WILLIAM MORRISON
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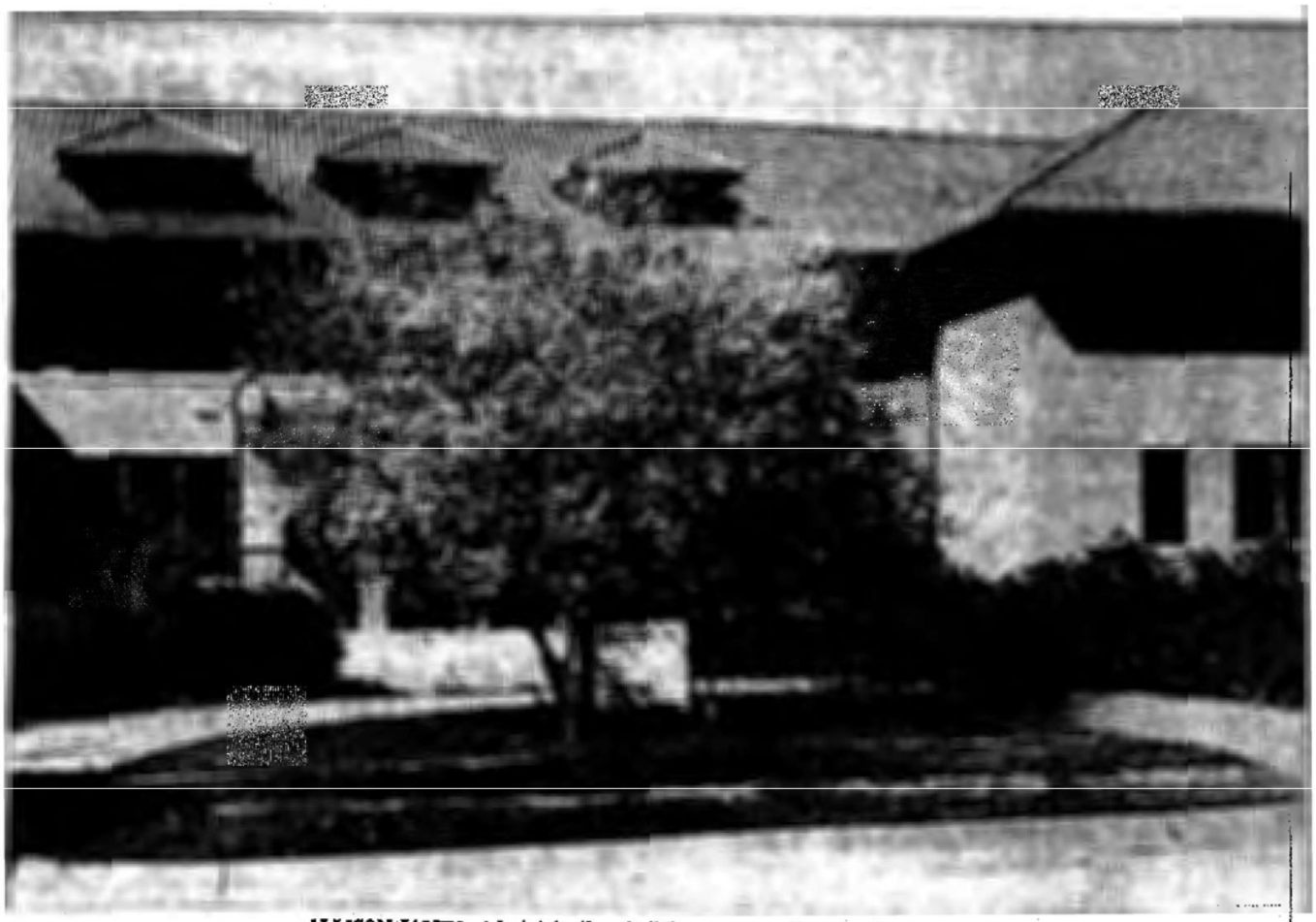
REV. WILLIAM J. SLOSSER
MR. DONALD CLAUSER
MRS. LILLIAN VOPAT
REV. W. GLEN HARRIS
REV. DONALD B. REITZ

(OVER - PLEASE)

AUG 7 1963



ALLISON-JAMES Administration building . . . on its way down.

Old School To Go Down

K.L. House Construction Co. of Albuquerque has obtained permits to begin immediate demolition of the administration building and boys dormitory at the old Allison James School.

The project is to begin clearing the campus site for construction of a million-dollar Presbyterian retirement center for ministers and missionaries.

The firm, awarded the contract for construction of the first phase of the project earlier this summer, also obtained permits from City Building Inspector Mel Hagman to demolish the gymnasium and manual arts building starting January 1.

Hagman said the company plans to have the demolition projects finished and the site cleared by March 1.

Dec. 1975

AVAILABLE RETIREMENT FACILITY

The United Presbyterian Board of Pensions has recently revised the admissions policy at La Casa Grande, Plaza del Monte, Santa Fe, New Mexico. This retirement facility, formerly reserved for ministers and other professional Church workers, is now open to lay-persons as well.

La Casa Grande provides two-room units for couples and one-room units for single retirees, with a central dining room, lounges and group activity rooms. Residents are encouraged to bring their own furnishings. This is a boarding home - not a nursing home - and is limited to persons able to care for themselves. No capital investment or "founders fee" is required.

Interested persons are invited to contact:

Manager, Plaza del Monte
417 Paseo de Peralta

Mailing address: Plaza del Monte
P.O. Box 1888
Santa Fe, N. Mex.
87501

Phone: AC 505-982-8539

A Brief History of

PLAZA DEL MONTE

Square of the Mountain

The year 1986 marks the twenty-fifth anniversary of the opening of Plaza del Monte, a retirement facility operated by the Board of Pensions of the Presbyterian Church (U.S.A.). Plaza del Monte is a home for retired servants of the Church, including ministers, missionaries, commissioned Church workers, and their spouses.

A Homes Program of the Board of Pensions was inevitable, inasmuch as most servants of the Church, particularly in earlier years, had lived in manses or facilities provided by the Church. Consequently they came to a time of retirement without a home, or equity in a home, and in too many cases had made inadequate provision for their retirement. The Homes Program began in 1883 when a New York City doctor gave his home to be used as a "home for disabled ministers, and the widows and orphans of deceased ministers of the Presbyterian Church". The Program has grown across the country through more than 100 years with the provision of clusters of individual homes, apartments, new congregate homes and nursing homes and in some cases private homes that were left by concerned Christians who wished to provide a home for retired servants of the Church.

It was on the former site of the Allison-James School in Santa Fe that construction began in 1960 of a large congregate home for retired servants of the Church, to be known as Plaza del Monte. The construction of individual homes and apartments followed over the next twelve years, until the present facility was completed.

Plaza del Monte in Santa Fe, New Mexico, is considered one of the finest retirement facilities of the Presbyterian Church (U.S.A.), being ideally located a few short blocks from downtown Santa Fe and close to Church, library, theatres, stores and shops. It is located on an historical site where quite possibly Native Americans once lived, hunted, and tilled the soil. Arrowheads and potshards give evidence of this likelihood.

In 1846 New Mexico became part of the territory annexed to the United States from Mexico. Education and religious instruction were in a deplorable state throughout the area. Methodist, Baptist and Presbyterian missionaries began to arrive in the mid eighteen hundreds to minister to the forgotten people who had migrated on the Santa Fe Trail, and to the Indians and Hispanics who had lived here for centuries.

The first Presbyterian missionary to visit Santa Fe was Miss Matilda Allison, who stopped in 1848 on her way to Chihuahua. She stayed long enough to organize a group of women for prayer and Bible Study and returned several years later as a teacher in a girls' school. The Reverend David McFarlan and his wife, Amanda, came to Santa Fe in 1866 and organized the First Presbyterian Church and a small parochial school, beginning with eleven pupils. This was the seed of many years of distinguished work done by the Presbyterian Church,

not only in establishing churches, but especially in starting schools in the small towns and villages in the mountains.

Allison-James School was one such school and for 93 years occupied the site on which Plaza del Monte is now located. The School was to go through many changes, locations, and name changes until in 1913 it became the Allison-James School for girls. In 1934 the School became co-educational; a boarding Junior High School for one hundred boys and girls. In 1959 when the purposes for which Allison-James School was founded were being fulfilled by public schools in most towns and villages of New Mexico, this historic School was closed.

In 1960 when the Board of Pensions was actively engaged in providing retirement housing for retirees, it secured the Allison-James campus from the Board of National Missions, razed the buildings that could not be used, and began construction of Plaza del Monte. The new facility was opened to its first residents in 1961. Donald and Saline Clauser were the first administrators. They were natives of New Mexico, having lived in Santa Fe for many years, where they owned and operated their own business and were active members of the community and the Presbyterian Church.

Plaza del Monte is thought of as a show place in Santa Fe, with its beautiful trees, lawns, flowers, landscaping and well kept homes. It has no nursing facility inasmuch as residents are expected to be able to live independently. Residents of Plaza del Monte have through the years been a vital part of the Santa Fe community, contributing many volunteer hours and talents to its spiritual and cultural life. They have been and are serving in many Santa Fe community organizations, including the hospital, social welfare organizations and churches. It is a loving, caring, supportive community within itself where a lot of fun and frolic have been an essential part of the life of its residents. It is a witness to the purpose of the Board of Pensions of the Presbyterian Church (U.S.A.) to provide for the needs of retirees.

At present, in 1986, there are 94 Plaza del Monte residents. It has been managed by five manager couples, each couple contributing in their own special way to the care and comfort of the residents. In recent years there has been a special emphasis on upgrading, repairing, refurbishing and improving energy conservation at Plaza del Monte, all of which has contributed greatly to its general improvement and appearance.

What began some 100 years ago is still changing and growing, but always with the welfare and comfort of retired servants of the Church in mind and to witness to the Glory of God.

HAPPY BIRTHDAY, PLAZA DEL MONTE !!

- T H A N K Y O U, L O R D ! !

The Meeting Ground at Ghost Ranch

Resolana: A common element in the diverse communities of northern New Mexico is the centuries old tradition called *resolana*. In villages of our region, the south-facing wall of the plaza was known as the resolana: the sunny spot. In the winter, as the sun's rays warmed the adobe brick, residents of the community gathered at the resolana to tell stories, express opinions, and catch up on all the news. Resolana was a value guiding community life. Resolana stood for people coming together in community.

At Ghost Ranch the tradition of *resolana* thrives. Our commitment to *resolana* is the time-honored ground on which we intend to establish "The Meeting Ground", a place where leaders and potential leaders, from all walks of life, can come to receive intensive, long-term training in constructive engagement with conflict and in building healthy communities.

A Pressing Need: Our world has become a global village where people from vastly different cultures and backgrounds must work together to develop and share the resources of our precious planet. The increasing inter-connectedness of peoples all over the globe presents humankind with great opportunities and severe challenges. We must learn to live cooperatively with people who are different and to find constructive ways of resolving inevitable conflicts. The rich web of connections of our contemporary world has elevated honest dialogue and collaborative approaches to conflict to a level of ultimate importance for human survival. Conflicts escalate and poor decisions are made when people with differing views cannot establish genuine communication and a positive working relationship. Often, people fail to communicate and work together effectively because they lack both the understanding and the skills that foster collaborative and constructive approaches to conflict. We see a pressing need to establish a "Meeting Ground", a training center that will provide leaders, emerging leaders and young people with the understandings, the skills and the experiences that will enable them to approach conflict in a constructive and creative way and to be effective peacemakers who work to build healthy communities.

"Wisdom involves moving from limited, exclusionary perspectives to more inclusive perspectives that embrace more of the whole picture, the common good, the long-term view." Tom Atlee

Vision: The Meeting Ground at Ghost Ranch will become a local and national training center for the skills of peacemaking and community building, including the following: 1) How to create a safe environment and respond effectively to past or present trauma; 2) How to guide a process of reconciliation; 3) How to support a Restorative Justice approach to a conflict; 4) How to develop trust, build relationships and teach communication skills; 4) How to foster collaborative and constructive engagement with conflict.

The spirituality that is at the core of the Ghost Ranch mission will inform our work and will enable our participants to tap into their deep inner resources however these resources are conceived. The Meeting Ground will offer a unique program that employs many of the special assets of Northern New Mexico in the process of peacemaking and community

building. These assets include the rich multicultural life of our region, a vibrant and culturally diverse arts community and awesome natural beauty. This kind of multi-faceted approach grows organically out of the long commitment of Ghost Ranch to peace work, arts and outdoor programming and to working collaboratively with the people and communities who live in our region.

Outcomes:

1. We will train present and emerging leaders in peacemaking understandings and skills. These leaders will come from public service, business, religious and non-profit communities.
2. We will support the peacemaking efforts of those we have trained after they return to their communities.
3. We will build local networks of peacemakers, starting in our own region, so that our trainings can have a broad impact. Through these networks, peacemakers will receive the support and inspiration from their colleagues in their communities.
4. We will support local groups and communities to recover and renew their own traditional peacekeeping ways.
5. Communities who are dealing with a highly sensitive or controversial public issue will send a diverse representation of their community to the Meeting Ground to form a "Deliberative Democracy" group. Each group of citizens will dialogue and arrive at constructive win/win responses to controversial community issues, such as water or land use.
6. Agencies and stakeholders to issues of public concern will be brought together to collaborate on creative approaches to a common concern. Example: Law enforcement officers, school principles, judges, social workers and community members could come together to work on a holistic approach to juvenile court issues.
7. The individual members of each group that comes to the Meeting Ground will absorb the values and learn the skills that support honest dialogue and creative problem solving. These skills include the ability to:
   a. Create a safe and supportive space that will nurture reconciliation
   b. Analyze the many levels of a conflict
   c. Listen carefully and empathically.
   d. Surface and examine stereotypes about the "other side".
   e. See situations from the perspective of another position, culture or world-view.
   f. Communicate effectively.
   g. Assume a creative and constructive approach to conflict.
   h. Negotiate towards a "win/win" resolution.
8. The Meeting Ground will work collaboratively with other organizations doing peace work.

Why Ghost Ranch? What we uniquely offer:

When Arthur Pack gave the Ranch to the Presbyterian Church in 1955, he envisioned that Ghost Ranch would be a retreat center that actively pursued "peace and justice." In turn, the earliest leaders dedicated Ghost Ranch to be a place where people would perceive the call of God's Spirit leading them to work for peace and justice.

Over the years, Ghost Ranch has gained expertise in leadership training and cross-cultural

education. We have offered numerous workshops to inspire and support people doing peace and justice work. Our commitment to create a "meeting ground" at Ghost Ranch emerges out of our founding vision and our on going commitment to this essential work.

Ghost Ranch has long been a place for spiritual reflection, a sanctuary from the demands and stress of the world. The spacious beauty of our landscape inspires people to go beyond limited thinking and to embrace new understandings and insights. The spirituality at the center of our peace and justice work makes the Ranch a unique setting for the Meeting Ground.
We have years of experience in outdoor adventure programming as well as programming in the arts. Physical and creative activities are proven methods to dissolve barriers and build relationship.

Ghost Ranch also offers The Meeting Ground unique flexibility. Ghost Ranch includes two campuses: 1) An urban facility blocks from the plaza and the cultural richness of Santa Fe; 2) A wilderness facility, located on 21,000 acres of land an hour and a quarter north of Santa Fe.

The Initial Phase of The Meeting Ground:
Ghost Ranch and the McCune Charitable Foundation have funded the initial phase of The Meeting Ground. The goals of this current phase are four fold: First, we have begun the essential work of The Meeting Ground—to nurture honest dialogue, relationship and community—with the interviews and the roundtables noted below. Second, we are applying the information from the interviews and roundtables to help clarify and sharply focus the particular mission of The Meeting Ground. Third, we are developing our organizational capacity to create the outcomes described in this proposal. Fourth, we are establishing relationships with local and national leaders who will both support and participate in the trainings we will offer. During this Initial Phase we will:

1. Interview twenty national leaders with expertise in working with groups in conflict.
2. Meet with fifteen to twenty local community leaders and mediators to determine the interests and needs of the various communities in our region.
3. Initiate the Meeting Ground with a series of four to six "round-table" conversations. The purpose of each roundtable is two fold: 1) Community Building: we will bring diverse members of our community together in creative dialogue about peacemaking; 2) Visioning: the participants in the roundtables will help Ghost Ranch surface and prioritize the needs for our work and design the unique approach of the Meeting Ground. The roundtables will include people from diverse cultural background who have experience in peacemaking, the arts, adult education, outdoor programming, spiritual leadership and more. We will invite people who would be likely leaders as well as likely participants in our program.
4. Produce a written report summarizing the process and the content of each round-table.
5. Recruit and form an Advisory Board with local and national representation. The initial goals of the Advisory Board would be to:
    a. Connect to Ghost Ranch and discover its resources.

b. Study the written reports of the interviews and round-tables and help define the mission, the audience and the peacemaking methodology of the Meeting Ground.
c. Brainstorm possible projects and funding for The Meeting Ground.
d. Advise on what organizations to approach for collaboration
e. Provide a local and national referral source for the Meeting Ground.

6. Produce a final written report summarizing the outcomes of all of the above: the interviews with the national leaders, the study of existing organizations in our field, the round-tables and the work of the Advisory Board.

Phase Two: The First Training at the Meeting Ground

Background

The interviews and conversations at the heart of our Initial Phase (see above) have led us to a clear vision for our first training. This training, tentatively scheduled for Summer/Fall 2005, will be offered to leaders of religious communities, both lay and clergy. People often think of religions as a source of conflict. Sadly, some religious communities have fomented dangerous conflict. However, our research has shown that many religious leaders and communities have also played a unique role in bridge building and peacemaking across the globe. The values and moral standing of religious communities enables them to bring people together and to call on their highest intentions when other attempts at peacemaking have failed. Important values, held by many diverse religions, such as compassion, reconciliation and forgiveness, can play a decisive role in responding to conflict. (See Johnston and Sampson, Religion the Missing Dimension of Statecraft). We feel that training religious leaders can have a powerful effect in building the peacemaking capacity within communities.

Training:

We propose to design and conduct a one year training for twenty to twenty-five leaders, both lay and clergy, of religious communities. Ideally, each participating community will send two people, one clergy and one lay person (clergy-lay team). The training will begin with a three-day retreat and end with a two-day retreat. At the initial retreat we will foster strong relationships among the participants and train them in the understandings and skills mentioned above. Soon after our participants return to their communities, each clergy-lay team they will define a peacemaking or community-healing project that they will work on for the year of the training. During the year, The Meeting Ground will be in contact with each participant to support the work. We will hold bi-monthly gatherings to deepen the training and support the on-going work. We will also create an internet site where participants can share their questions, challenge and successes. At the concluding retreat, each participant will share the learning, obstacles and celebrations that emerged from their project. We will use these "case models" to reinforce and broaden the learning from the year. Toward the end of the retreat, each participant will speak about "how do we continue to develop the work". Finally, we will conclude with a major celebration of the on-going community building and peace work of each participant. Each participant will be encouraged to invite family members and community members to join in our

concluding celebration.

Jim Baird
Director of Program
Ghost Ranch

Rabbi Nahum Ward-Lev
Founding Director
The Meeting Ground at Ghost Ranch

April 18, 1988

REPORT TO THE SESSION OF TASK FORCE
ON FUTURE OF PLAZA DEL MONTE

The activities of the Task Force were reported orally to the Session at its meetings on January 13 and March 15, 1988. At the March meeting it was suggested that a written report be made so that all Session members would be fully informed.

The Session at its December 16, 1987 meeting appointed the Task Force to "explore ramifications regarding the future of the Plaza del Monte property, including the feasibility of purchasing as a retirement center for lay people and church professionals". Members of the Task Force are: Richard N. Carpenter, E.G. Williamson and John A. Le Van, Chair. In addition to the three of us the following persons were named as consultants to the Task Force: Anne Bateman Noss, The Rev. Arthur M. Romig, The Rev. Arthur Stevenson and The Rev. William A. Morrison; The Rev. Gordon Ingram, our Interim Pastor, serves as Staff Resource. The Session's action was inresponse to the concerns of the residents of Plaaa del Monte and of many other members of our congregation over the unexpected announcement by the Board of Pensions on October 29, 1987 that it would sell six of its seven centers for retired clergy, missionaries and their spouses, including Plaza del Monte. In spite of the report of the Board's consultants that the Homes Program should be expanded, the Board concluded it did not have the resources to expand the program and that the centers should be sold to provide a fund, the income from which would be used to make "needs-based housing grants" to retirees, including lay employees of the Church. The letter expressed concern that present residents be given every consideration, but without specific reassurances as to how this would be accomplished. The Board received highly critical objections from the residents' groups at all the retirement centers, and in response, sent a much more sensitive letter of December 4, 1987 assuring residents that their needs would be given highest priority, that no resident would be moved except as a last resort and that the Board would pay all moving expenses. The Co-Presidents of the Board of Pensions visited each facility in December, 1987 to further reassure the residents.

The Board had indicated that from January 1, 1988 to December 31, 1989 the centers would be offered for sale to Presbyterian-related homes organizations and for two years thereafter to other non-profit organizations and only after that period to commercial interests.

The Task Force during November and December, 1987 met with residents of Plaza del Monte and with the local managers, Gaylen and Leona Friesenborg. We also had telephone conversations with several managers of retirement homes successfully operated by Synods, Presbyteries and local churches across the country and with executives of non-profit retirement homes. Without exception we were warned that the operation of retirement homes is a difficult business and should only be entered into with the greatest caution and only with professional help. We have concluded that if our Synod

Presbytery or church should seriously consider the purchase and operation of Plaza del Monte, that a professional consultant should be employed to determine the economic feasibility of the operation. The cost of such a study would be about $4000.00.

To begin to think intelligently about the feasibility of a Presbyterian-related group acquiring and operating Plaza del Monte, it is necessary to have at least some idea of the terms and conditions under which the Board of Pensions would sell the facility and what its operating expenses have been. We were advised that the Board had contracted for an appraisal of the facility. Accordingly, we wrote on February 3, 1988 to the Chairperson of the Board with copies to the Co-Presidents and staff explaining our interest and asking for copies of relevant formal actions of the Board, operating expense experience, a copy of the appraisal when completed and the Board's policies concerning terms of sale. There has been no acknowledgement of or response to this letter at this date.

Since we had concluded it would be necessary to hire a consultant at some time, we wrote to the Chairperson of the Board on February 22, 1988 asking whether the Board would provide the funds for such a study, since the budgets of our church or the Synod or Presbytery did not provide for it. By letter of March 14, 1988 the Manager of the Board's Homes Program replied stating that the Board would only pay for consultants which it had hired. However, on March 22, 1988 he telephoned to say that the Co-President of the Board wanted us to know that there was flexibility in the Board's policy of sharing the cost of consultants, even if hired by us. In the meantime Gordon Ingram appeared at the meeting of the Synod of the Southwest Council on February 26, 1988, and it agreed to pay half of the cost of a consultant up to $2000.00.

We only recently learned that at the February 27, 1988 meeting of the Board of Pensions, the Board affirmed its decision to sell its retirement homes, but voted not to take any irreversibly actions on the sale prior to the meeting of the General Assembly June 7 - 15, 1988. At least nine Presbyteries have submitted overtures to the General Assembly asking that the policy be reconsidered. This may explain the failure of the Board to communicate with us, and we probably cannot obtain much more information until after June. The General Assembly could (1) deny the overtures, (2) order further study until the 1989 General Assembly, or (3) reverse the policy. We do not think it likely that the policy would be reversed without further study. We also feel that another year of study could result in further deterioration of the viability of Plaza del Monte, since the Board has announced that it will not admit any new residents. The congregate living facility and diningroom at Plaza del Monte will not be operating after July 1988, since most of its residents have been relocated, and there has been no waiting list for these accomodations for several years. Even though there is a large waiting list for the cottages and apartments, it seems unlikely that prospective new residents would want to move there in any event, given the continuing uncertainties.. Accordingly, your Task Force feels the

best result would be obtained if the General Assembly affirmed the Board's decision and the sale of the facilities continued.

At the March 15, 1988 Session meeting the Task Force urged the Session to consider the commitment required of First Church, Santa Fe, if it were involved in the acquisition and operation of Plaza del Monte by the Presbytery, Synod or by our church. Regardless of which entity acquired the property, there would be a significant commitment of time and energy by our congregation. This commitment would undoubtedly have an impact on the congregation's other local mission activities. At some stage there would also be a significant, but as yet undetermined, financial commitment.

If the General Assembly affirms the Board of Pensions' decision then after June it will become necessary to hire a consultant to conduct a feasibility study at a cost of about $4000.00. The Synod has commited half of that cost, and we would hope the Board would pay the other half, but if it will not, then the Session would be faced with making up the difference.

Your Task Force again urges the Session to consider the extent ot the commitment it and the congregation would be willing to make on behalf of this vital and contributing part of our congregation. In the event the acquisition and operation of Plaza del Monte by a Presbyterian organization should prove feasible, a significant commitment of human resources and finances would be required.

We will advise the Session as soon as the action of the General Assembly becomes known. If any member of the Session would like to have copies of any of the communications referred to in this report, we will be glad to supply them.

Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By: J. A. Le Van

John A. Le Van, Chair

The Pensions and Benefits Committee of the General Assembly recommended and the General Assembly approved the following actions:

1. The Pensions and Benefits Committee recommends that the 200th General Assembly not concur with the decision by the Board of Pensions to change the Homes Program from one based solely on Board-owned housing to one based solely on housing assistance supplements.

   The Committee recommends that the 200th General Assembly direct the Board of Pensions to implement the Amended Homes Program of October 24, 1987 with the following changes:

   a. Grant first priority for vacancies at Westminster Gardens to retiring missionaries; second priority to persons on the waiting list as of June 30, 1988, who were at least 65 and have been on the waiting list at least river years; third priority to persons 65 or over on the waiting list as of June 30, 1988, for less than five years.

   b. Continue the Board's ownership and management at Morganwood (Swarthmore, Pennsylvania) and El Sombroso Oaks (Los Gatos, California) and that there be no further sale of either cluster without approval from General Assembly.

   c. Move toward making each of the above clusters self-supporting.

   d. Solicit funds through Bi-Centennial Fund and other sources for expansion of Westminster Gardens including:

      1) Additional units

      2) A new Skilled nursing center

      3) A personal care unit

   e. Solicit funds through Bi-Centennial Fund and other sources to endow Housing Assistance Supplements.

   f. Institute Housing Assistance Supplements as funds derived from sale of homes and the Bi-Centennial Fund permit. Include lay employees as funds permit.

   g. Representatives of the board will meet with resident groups annually to review the Housing program.

   h. Continue consultations with the Global Ministry Unit, the Church Vocations Ministry Unit, and Presbyterian-related Homes, on housing needs for missionaries and other retirees.

j. Evaluate and review the Program and report findings to the 203rd General Assembly (1991). The review team shall include at least one current resident from a Board-owned home and one person from the waiting list.

2. The committee recommends that the 200th General Assembly direct the General Assembly Council to refer to the Church Vocations Ministry Unit the study mandated in 41.358-.359 of the minutes of the 199th General Assembly.

The committee further recommends that this study specifically evaluate the Homes Program and Supplemental Assistance Grants.

The committee further recommends that the 200th General Assembly direct this task force to consult with and consider for inclusion on the task force current residents of the homes program, members on the waiting list, both lay and clergy, and the Board of Pensions.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

(215)963-1156

August 25, 1988

Rev. Jack L. Zerwas
3310 Camino Ceilo Vista
Santa Fe, NM 87505

Dear Jack:

Enclosed you will find a copy of the action taken by the General Assembly last June. The Board of Pensions has accepted and affirmed these actions and will be working toward implementation.

Your task force should know that the Board has been receiving a fair amount of interest in the property - mostly by developers who want to purchase Casa Grande. The Board's direction is to seek Presbyterian-related organizations who wish to purchase the property. So far, we have not had any serious inquiry on that front. Since the staff will be working more earnestly to find a buyer, I feel that your group should be developing a firm proposal for the Board's consideration, if you expect to make a proposal. There is some time yet but some indication of your direction should be forthcoming in the near future.

I hope this letter has been helpful.

Sincerely,

John S. McAnlis
Manager, Homes Program

JSM/

cc Gaylan and Leona Friesenborg

Enclosure

Jack -
Sorry I couldn't show this to you before sending to session, but I simply ran out of time -
Jack

September 19, 1988

SECOND REPORT TO THE SESSION OF TASK FORCE ON FUTURE OF PLAZA DEL MONTE

There is attached hereto the first written Report of the Task Force dated April 18, 1988. Since that time The Rev. Jack Zerwas has been filling in for The Rev. Arthur Stevenson and David Douglas has been added to the group.

The Board of Pensions would not respond to our requests for operating expenses and other information concerning the operation of Plaza Del Monte prior to the General Assembly, which met from June 7-15, 1988. The Task Force talked to and sent a letter to the Chairperson of the Pensions and Benefits Committee of the General Assembly to which Overtures concerning the Board's actions were referred. The General Assembly adopted the recommendations of that Committee, a copy of which is attached hereto, which stated that the Board of Pensions should continue to operate the retirement facilities at Duarte, California, Swarthmore, Pennsylvania, and Los Gatos, California, and report back to the 1991 General Assembly. This meant that the Board was free to negotiate for the sale of its facilities in Lakeland, Florida, Portland, Oregon, Topeka, Kansas and, of course, Plaza Del Monte.

In a telephone conversation with Arthur Ryan on June 24, 1988, he confirmed the actions of the General Assembly, said that the Board would continue to look into the possibilities of selling Plaza Del Monte, but that nothing would be finally decided until October (presumably at a meeting of the Board in late October.)

In mid-July, 1988 David Douglas telephoned John Mc Anlis, Manager of the Board's Homes Program and was able to obtain a copy of the appraisal of Plaza Del Monte, which had been completed in June. The appraiser gave his opinion of the market value of the facility for retirement purposes and for its highest and best use. This does not give any indication of what the Board would sell the facility for.

On August 26, 1988, I telephoned Arthur Ryan again and repeated my requests of February 3, March 22 and June 24, 1988 for the Board's records of operating expenses, without which no intelligent assessment of the economics of continuing operation could be made. He told me that John Mc Anlis was on vacation until September 6, at which time he would instruct him to send me the last five years operating expenses.

In the meantime, Art Romig had heard from John R. Glenn, a Presbyterian minister who is President of National Church Residences, a non-profit organization with a 26-year record of successful retirement home operations. It has 6000 residential units in 120 communities in 20 states. We had talked to Mr. Glenn in December, 1987, but at that time he told us that he had expressed NCR's interest in acquiring all of the Board's homes, but that the Board refused to discuss it with him. Art Romig learned from John Glenn

that this attitude has now changed, and that John Glenn had received a letter from Arthur Ryan dated August 10, 1988 saying that the Board would like to explore NCR's acquisition of its retirement facilities. I talked to John Glenn on August 26, and he confirmed that NCR was most interested , but needed financial information, which I should request. Accordingly, I telephoned John Mc Anlis on September 6 and told him that both our Task Force and John Glenn needed operating income and expense data, rent rolls or at least the amount of rent subsidy the Board would continue to pay. At this datethe information has not been received, but if it should arrive before the Session meeting, I will ask David Douglas or Dick Carpenter to advise the Session. I have also sent our copy of the appraisal to John Glenn, so NCR at least has had that information.

The Task Force feels at this time that the optimum solution to continuing the operation of Plaza Del Monte would result if NCR would acquire it, since NCR has a proven track record and the expertise to successfully and sensitively operate the facility and maintain its unique sense of community. NCR's financial analysis might also obviate the necessity of hiring an independent consultant, which we have estimated would cost around $4,000, although Arthur Ryan has confirmed that the Board would be willing to share this cost, and the Synod of the Southwest has committed to pay one-half of the cost, up to $2,000.

We also want to report that the Board has communicated with the current residents that it reaffirms the assurances given in December, 1987 that they can live in their residences and, if a cluster is sold, it will be sold subject to this right; that the schedule announced October 24, 1987 of two years for sale to a Presbyterian entity, two years for sale to a non-profit and then on the open market would be followed.

The Task Force is hopeful that NCR can complete its investigation of Plaza Del Monte soon, and that suitable agreement on purchase price and other terms and conditions can be worked out without requiring any significant financial commitment by First Church. We will keep the Session advised of further progress. In the meantime we feel that the Session shoul consider the recommendation from the Men's Breakfast group that the church should look into the possibility of acquiring Casa Grande, the congregate-living facility at Plaza Del Monte for use as a Parish House and for additional parking space. There are no residents living in Casa Grande and no dining service is being provided. Several organizations are interested in the property, but presumably our church would have priority for these first two years. Acquisition by our church would involve a significant financial commitment, and would require considerable study by the Session.

Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By _____
John A. Le Van, Chair

Presbyterian Documents 00051

TCT

September 19, 1988

SECOND REPORT TO THE SESSION OF TASK FORCE ON FUTURE OF PLAZA DEL MONTE

There is attached hereto the first written Report of the Task Force dated April 18, 1988. Since that time The Rev. Jack Zerwas has been filling in for The Rev. Arthur Stevenson and David Douglas has been added to the group.

The Board of Pensions would not respond to our requests for operating expenses and other information concerning the operation of Plaza Del Monte prior to the General Assembly, which met from June 7-15, 1988. The Task Force talked to and sent a letter to the Chairperson of the Pensions and Benefits Committee of the General Assembly to which Overtures concerning the Board's actions were referred. The General Assembly adopted the recommendations of that Committee, a copy of which is attached hereto, which stated that the Board of Pensions should continue to operate the retirement facilities at Duarte, California, Swarthmore, Pennsylvania, and Los Gatos, California, and report back to the 1991 General Assembly. This meant that the Board was free to negotiate for the sale of its facilities in Lakeland, Florida, Portland, Oregon, Topeka, Kansas and, of course, Plaza Del Monte.

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Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By: John A. Le Van
John A. Le Van, Chair

April 18, 1988

REPORT TO THE SESSION OF TASK FORCE
ON FUTURE OF PLAZA DEL MONTE

The activities of the Task Force were reported orally to the Session at its meetings on January 13 and March 15, 1988. At the March meeting it was suggested that a written report be made so that all Session members would be fully informed.

The Session at its December 16, 1987 meeting appointed the Task Force to "explore ramifications regarding the future of the Plaza del Monte property, including the feasibility of purchasing as a retirement center for lay people and church professionals". Members of the Task Force are: Richard N. Carpenter, E.G. Williamson and John A. Le Van, Chair. In addition to the three of us the following persons were named as consultants to the Task Force: Anne Bateman Noss, The Rev. Arthur M. Romig, The Rev. Arthur Stevenson and The Rev. William A. Morrison; The Rev. Gordon Ingram, our Interim Pastor, serves as Staff Resource. The Session's action was inresponse to the concerns of the residents of Plaaa del Monte and of many other members of our congregation over the unexpected announcement by the Board of Pensions on October 29, 1987 that it would sell six of its seven centers for retired clergy, missionaries and their spouses, including Plaza del Monte. In spite of the report of the Board's consultants that the Homes Program should be expanded, the Board concluded it did not have the resources to expand the program and that the centers should be sold to provide a fund, the income from which would be used to make "needs-based housing grants" to retirees, including lay employees of the Church. The letter expressed concern that present residents be given every consideration, but without specific reassurances as to how this would be accomplished. The Board received highly critical objections from the residents' groups at all the retirement centers, and in response, sent a much more sensitive letter of December 4, 1987 assuring residents that their needs would be given highest priority, that no resident would be moved except as a last resort and that the Board would pay all moving expenses. The Co-Presidents of the Board of Pensions visited each facility in December, 1987 to further reassure the residents.

The Board had indicated that from January 1, 1988 to December 31, 1989 the centers would be offered for sale to Presbyterian-related homes organizations and for two years thereafter to other non-profit organizations and only after that period to commercial interests.

The Task Force during November and December, 1987 met with residents of Plaaa del Monte and with the local managers, Gaylen and Leona Friesenborg. We also had telephone conversations with several managers of retirement homes successfully operated by Synods, Presbyteries and local churches across the country and with executives of non-profit retirement homes. Without exception we were warned that the operation of retirement homes is a difficult business and should only be entered into with the greatest caution and only with professional help. We have concluded that if our Synod

Presbytery or church should seriously consider the purchase and operation of Plaza del Monte, that a professional consultant should be employed to determine the economic feasibility of the operation. The cost of such a study would be about $4000.00.

To begin to think intelligently about the feasibility of a Presbyterian-related group acquiring and operating Plaza del Monte, it is necessary to have at least some idea of the terms and conditions under which the Board of Pensions would sell the facility and what its operating expenses have been. We were advised that the Board had contracted for an appraisal of the facility. Accordingly, we wrote on February 3, 1988 to the Chairperson of the Board with copies to the Co-Presidents and staff explaining our interest and asking for copies of relavant formal actions of the Board, operating expense experience, a copy of the appraisal when completed and the Board's policies concerning terms of sale. There has been no acknowledgement of or response to this letter at this date.

Since we had concluded it would be necessary to hire a consultant at some time, we wrote to the Chairperson of the Board on February 22, 1988 asking whether the Board would provide the funds for such a study, since the budgets of our church or the Synod or Presbytery did not provide for it. By letter of March 14, 1988 the Manager of the Board's Homes Program replied stating that the Board would only pay for consultants which it had hired. However, on March 22, 1988 he telephoned to say that the Co-President of the Board wanted us to know that there was flexibility in the Board's policy of sharing the cost of consultants, even if hired by us. In the meantime Gordon Ingram appeared at the meeting of the Synod of the Southwest Council on February 26, 1988, and it agreed to pay half of the cost of a consultant up to $2000.00.

We only recently learned that at the February 27, 1988 meeting of the Board of Pensions, the Board affirmed its decision to sell its retirement homes, but voted not to take any irreversibly actions on the sale prior to the meeting of the General Assembly June 7 - 15, 1988. At least nine Presbyteries have submitted overtures to the General Assembly asking that the policy be reconsidered. This may explain the failure of the Board to communicate with us, and we probably cannot obtain much more information until after June. The General Assembly could (1) deny the overtures, (2) order further study until the 1989 General Assembly, or (3) reverse the policy. We do not think it likely that the policy would be reversed without further study. We also feel that another year of study could result in further deterioration of the viability of Plaza del Monte, since the Board has announced that it will not admit any new residents. The congregate living facility and diningroom at Plaza del Monte will not be operating after July 1988, since most of its residents have been relocated, and there has been no waiting list for these accomodations for several years. Even though there is a large waiting list for the cottages and apartments, it seems unlikely that prospective new residents would want to move there in any event, given the continuing uncertainties.. Accordingly, your Task Force feels the

best result would be obtained if the General Assembly affirmed the Board's decision and the sale of the facilities continued.

At the March 15, 1988 Session meeting the Task Force urged the Session to consider the commitment required of First Church, Santa Fe, if it were involved in the acquisition and operation of Plaza del Monte by the Presbytery, Synod or by our church. Regardless of which entity acquired the property, there would be a significant commitment of time and energy by our congregation. This commitment would undoubtedly have an impact on the congregation's other local mission activities. At some stage there would also be a significant, but as yet undetermined, financial commitment.

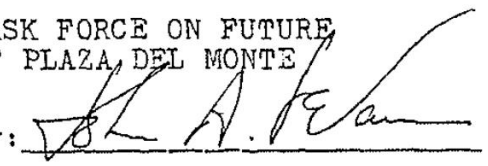
If the General Assembly affirms the Board of Pensions' decision then after June it will become necessary to hire a consultant to conduct a feasibility study at a cost of about $4000.00. The Synod has commited half of that cost, and we would hope the Board would pay the other half, but if it will not, then the Session would be faced with making up the difference.

Your Task Force again urges the Session to consider the extent ot the commitment it and the congregation would be willing to make on behalf of this vital and contributing part of our congregation. In the event the acquisition and operation of Plaza del Monte by a Presbyterian organization should prove feasible, a significant commitment of human resources and finances would be required.

We will advise the Session as soon as the action of the General Assembly becomes known. If any member of the Session would like to have copies of any of the communications referred to in this report, we will be glad to supply them.

Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By: 

John A. Le Van, Chair

The Pensions and Benefits Committee of the General Assembly recommended and the General Assembly approved the following actions:

1. The Pensions and Benefits Committee recommends that the 200th General Assembly not concur with the decision by the Board of Pensions to change the Homes Program from one based solely on Board-owned housing to one based solely on housing assistance supplements.

   The Committee recommends that the 200th General Assembly direct the Board of Pensions to implement the Amended Homes Program of October 24, 1987 with the following changes:

   a. Grant first priority for vacancies at Westminster Gardens to retiring missionaries; second priority to persons on the waiting list as of June 30, 1988, who were at least 65 and have been on the waiting list at least river years; third priority to persons 65 or over on the waiting list as of June 30, 1988, for less than five years.

   b. Continue the Board's ownership and management at Morganwood (Swarthmore, Pennsylvania) and El Sombroso Oaks (Los Gatos, California) and that there be no further sale of either cluster without approval from General Assembly.

   c. Move toward making each of the above clusters self-supporting.

   d. Solicit funds through Bi-Centennial Fund and other sources for expansion of Westminster Gardens including:

      1) Additional units

      2) A new Skilled nursing center

      3) A personal care unit

   e. Solicit funds through Bi-Centennial Fund and other sources to endow Housing Assistance Supplements.

   f. Institute Housing Assistance Supplements as funds derived from sale of homes and the Bi-Centennial Fund permit. Include lay employees as funds permit.

   g. Representatives of the board will meet with resident groups annually to review the Housing program.

   h. Continue consultations with the Global Ministry Unit, the Church Vocations Ministry Unit, and Presbyterian-related Homes, on housing needs for missionaries and other retirees.

j. Evaluate and review the Program and report findings to the 203rd General Assembly (1991). The review team shall include at least one current resident from a Board-owned home and one person from the waiting list.

2. The committee recommends that the 200th General Assembly direct the General Assembly Council to refer to the Church Vocations Ministry Unit the study mandated in 41.358-.359 of the minutes of the 199th General Assembly.

The committee further recommends that this study specifically evaluate the Homes Program and Supplemental Assistance Grants.

The committee further recommends that the 200th General Assembly direct this task force to consult with and consider for inclusion on the task force current residents of the homes program, members on the waiting list, both lay and clergy, and the Board of Pensions.

JOHN A. LE VAN
942 Canyon Road
Santa Fe, New Mexico 87501

OCTOBER 17, 1988

DICK CARPENTER
BUD WILLYAMSON
TOM TRUSCOTT
DAVID DOUGLAS
BILL MORRISON
ANNE NOSS
ART ROMIG
JACK ZERWAS

I HAVE FINALLY RECEIVED THE ATTACHED OPERATING EXPENSE STATEMENTS FROM JACK MCANLIS! HARD TO UNDERSTAND WITH IT TOOK OVER 8 MONTHS.

JOHN GLENN HAS THE SAME INFORMATION. WE BOTH CANNOT UNDERSTAND THE SALARY CHARGES, BUT I WILL TALK TO GAYLEN FRIESENBORG WHEN HE RETURNS OCTOBER ~~24~~.

PLEASE STUDY THESE NUMBERS SO WE CAN PREPARE A LIST OF QUESTIONS. I'LL CONTACT YOU TO SEE WHEN WE CAN GET TOGETHER LATER THIS WEEK TO DISCUSS.

Jack LeVan

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. LIST ADDRESS,PAYMENT FOR CITY = "SANA_TA FE" .AND) __. ADDRESS () "CASA I

00055   104 CAMINO MATIAS              543.00
00056   105 CAMINO MATIAS              466.00
00057   107 CAMINO MATIAS              385.00
00058   109 CAMINO MATIAS              322.00
00059   111 CAMINO MATIAS              420.00
00060   120 CAMINO MATIAS              193.00
00061   101 CAMINO SANTIAGO            245.00
00062   102 CAMINO SANTIAGO            275.00
00063   103 CAMINO SANTIAGO             65.00
00064   105 CAMINO SANTIAGO #1          95.00
00065   105 CAMINO SANTIAGO #2         191.00
00066   105 CAMINO SANTIAGO #3         385.00
00067   105 CAMINO SANTIAGO #4          95.00
00068   106 CAMINO SANTIAGO            397.00
00069   110 CAMINO SANTIAGO            112.50
00070   111 CAMINO SANTIAGO            264.00
00071   112 CAMINO SANTIAGO              0.00
00072   113 CAMINO SANTIAGO              0.00
00073   114 CAMINO SANTIAGO            510.00
00074   115 CAMINO SANTIAGO            275.00
00075   117 CAMINO SANTIAGO            300.00
00076   119 CAMINO SANTIAGO            270.00
00077   122 CAMINO SANTIAGO            472.00
00078   125 CAMINO SANTIAGO #1          85.00
00079   125 CAMINO SANTIAGO #2         249.00
00080   125 CAMINO SANTIAGO #3         450.00
00081   126 CAMINO SANTIAGO #1         190.00
00082   126 CAMINO SANTIAGO #2           0.00
00083   126 CAMINO SANTIAGO #3           0.00
00084   126 CAMINO SANTIAGO #4         350.00
00085   128 CAMINO SANTIAGO              0.00
00086   130 CAMINO SANTIAGO            305.00
00087   132 CAMINO SANTIAGO              0.00
00088   124 CAMINO SANTIAGO              0.00
00089   116 CAMINO MATIAS              193.73
00090   125 CAMINO SANTIAGO #4           0.00
00091   109 CAMINO SANTIAGO            450.00
00092   118 CAMINO SANTIAGO            130.00
00216   121 CAMINO SANTIAGO             90.00
00217   120 CAMINO SANTIAGO            162.00
00218   134 CAMINO SANTIAGO            283.00
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- managers home

9183.23

Total / mo.

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. QUIT
*** END RUN      dBASE II      ***
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$0.00 = vacant home

1986 EXPENSES

	SANTA FE	CASA GRANDE
6101 SALARIES	48125	155520
6105 OVERTIME	1042	0
6105 FICA EXPENSE	1257	17157
6106 PENSION DUES	3500	17916
6111 TRAVEL/BUS. EXP.	0	1335
6130 OFFICE RENTAL EXP.	0	383
6131 UTILITIES	6011	43902
6132 WATER RENT	0	0
6133 PROVISIONS	0	31926
6134 TELEPHONE	0	3133
6135 POSTAGE	0	687
6136 EQUIP. PURCHASES	440	0
6137 MAIN/REPAIRS	18278	8370
6138 MAIN. CONTRACTS	0	603
6140 STATIONERY	0	2642
6141 PRINTING COSTS	0	1530
6143 ADVERTISING	0	82
6150 INSURANCE	13589	11488
6152 MEMBERSHIP FEES	0	0
6153 REPLACEMENTS	62961	51983
6154 MEDICAL SUPPLIES	0	74
6157 MISCELLANEOUS	0	17916
6158 FEES & APPRAISALS	0	0
6159 EMPLOYEE MED. EX.	0	358
6162 BANK SERV. CHARGE	0	0
6163 EMPLO. AGENCY FEES	0	3246
6169 TAXES	0	0
CAPITAL EXPENSES		
TOTAL OPERATING EXPS.	155203	370301
COMPARISON TO 1985		
SAME PERIOD 1985	108894	475753
OVER (UNDER) 1985	46309	-105452
PER CENT CHANGE	43	-22
COMPARISON TO BUDGET	185750	475745
OVER (UNDER) BUDGET	29453	-105444
PER CENT CHANGE	23	-22

1987 EXPENSES

	SANTA FE	CASA GRANDE
6101 MGR. SALARY	14000	14000
6101 OTHER SALARIES	35167	148187
6105 FICA EXPENSE	1257	17157
6106 PENSION DUES	3500	41918
6112 TRAVEL/BUS. EXP.	0	1335
6124 UTILITIES	6011	43902
6125 WATER RENT	0	0
6126 PROVISIONS	0	32309
6127 TELEPHONE	0	3183
6128 POSTAGE	0	687
6129 EQUIP. PURCHASES	440	0
6130 MAIN./REPAIRS	18276	8973
6131 MAIN. CONTRACTS	0	0
6133 STATIONERY	0	2642
6134 PRINTING COSTS	0	1530
6136 ADVERTISING	0	0
6141 INSURANCE	13589	11488
6143 REPLACEMENTS	62961	52065
6144 MEDICAL SUPPLIES	0	0
6145 MISCELLANEOUS	0	21162
6146 FEES & APPRAISALS	0	0
6147 EMPLOYEE MED. EX.	0	431
6149 BANK SERV. CHARGE	0	0
6156 TAXES	0	0
CAPITAL ITEMS		
TOTAL OPERATING EXPS.	155203	400369
COMPARISON TO 1986		
SAME PERIOD 1986	155203	370301
OVER/UNDER 1986	0	30068
PERCENT CHANGE	0	8
COMPARISON TO 87 BUDGET	158100	546265
OVER/UNDER BUDGET	-2897	-145316
PERCENT CHANGE	-2	-27

Income $7520
126,253

1988 BUDGET

	SANTA FE	CASA GRANDE
PROJ. GROSS RECEIPTS	133800	120000
PROJ. NET RECEIPTS	107710	120000
PROJECTED EXPENSES		
PERSONNEL:		
6101 MGR. SALARY	14000	14000
6101 OTHER SALARIES	47720	237700
6105 FICA EXPENSE	4635	19000
6106 PENSION DUES	12350	50350
SUB-TOTAL	78705	321050
OPERATING COSTS:		
6112 TRAVEL/BUS. EXP.	0	3000
6124 UTILITIES	9000	52000
6125 WATER RENT	0	0
6126 PROVISIONS	0	43000
6127 TELEPHONE	0	3720
6128 POSTAGE	0	1000
6129 EQUIP. PURCHASES	400	3000
6130 MAIN./REPAIRS	34500	28745
6131 MAIN. CONTRACTS	0	500
6132 STATIONERY	0	1800
6134 PRINTING COSTS	0	500
6136 ADVERTISING	0	125
6141 INSURANCE	11000	15000
6143 REPLACEMENTS	21000	17000
6144 MEDICAL SUPPLIES	0	500
6145 MISCELLANEOUS	100	3000
6146 FEES & APPRAISALS	600	0
6147 EMPLOYEE MED. EX.	0	300
6149 BANK SERV. CHARGE	0	0
6156 TAXES	0	0
SUB-TOTAL	76600	173190
TOTAL OPER. EXPENSES	155305	494240
CAPITAL EXPENSES	14000	76000
TOTAL EXPENSES	169305	570240
RECEIPTS OVER (UNDER) EXPENSES	-61595	-450240
COMPARISON TO 87 BUDGET	158100	546265
OVER (UNDER) BUDGET	11205	23955
PERCENT CHANGE	7	4

1989 BUDGET

	SANTA FE	CASA GRANDE
PROJ. GROSS RECEIPTS	125000	0
PROJ. NET RECEIPTS	98910	0
PROJECTED EXPENSES		
PERSONNEL:		
6101 MGR. SALARY	16800	16800
6101 OTHER SALARIES	39110	79910
6105 FICA EXPENSE	4600	7600
6106 PENSION DUES	13800	23200
SUB-TOTAL	74310	127510
OPERATING COSTS:		
6112 TRAVEL/BUS. EXP.	0	1800
6124 UTILITIES	12000	46000
6125 WATER RENT	0	0
6126 PROVISIONS	0	2800
6127 TELEPHONE	0	4000
6128 POSTAGE	0	1000
6129 EQUIP. PURCHASES	500	3000
6130 MAIN./REPAIRS	28500	21250
6131 MAIN. CONTRACTS	0	500
6133 STATIONERY	0	1800
6134 PRINTING COSTS	0	0
6136 ADVERTISING	0	0
6141 INSURANCE	15000	13000
6143 REPLACEMENTS	21000	2000
6144 MEDICAL SUPPLIES	0	500
6145 MISCELLANEOUS	100	2000
6146 FEES & APPRAISALS	600	0
6149 BANK SERV. CHARGE	0	0
6152 MEDICAL REIMBSMT.	0	400
6156 TAXES	0	0
SUB-TOTAL	75700	100050
TOTAL OPER. EXPENSES	150010	227560
CAPITAL EXPENSES	0	0
TOTAL EXPENSES	150010	227560
RECEIPTS OVER (UNDER) EXPENSES	-51100	-227560
COMPARISON TO 88 BUDGET	169305	570240
OVER (UNDER) BUDGET	-19295	-342680
PERCENT CHANGE	-11	-60

Presbyterian Documents 000061

TO: Jack LeVan/John R. Glenn

FROM: John S. McAnlis, Homes Manager

SUBJECT: Financial Figures for Plaza del Monte

DATE: October 12, 1988

Attached to this memo, you will find:

1. A listing of all of the houses and apartments in Santa Fe with what the current residents are paying. A payment of 0 means that the house is vacant at the present time. Also, it needs to be understood that some of the residents are living there under a Donor Contract. The provisions of this contract provide that the residents pay a fixed amount for the duration of the contract which is approximately twenty-five years. Some of the low payments mean that the residents moved in several years ago and there were no adjustments in the payment amount.

2. Actual expenses for 1986 and 1987 and budget figures for 1988 and 1989. The format may be somewhat confusing, but it was difficult to combine the spreadsheets because of slight variations in the format or account numbers. I am sure that you can still use them.

Let me say a few things about the availability of Housing Supplements. It is envisioned that residents who remain at Plaza del Monte would be supplemented over what they are now paying up to a value equal to a reasonable cost of operations. In other words if a resident were paying $300 per month but the estimated cost to maintain and operate that house was $400 per month, then the Board would provide a Housing Supplement of $100 per month to that individual or couple. Adjustments would be made as expenses increase by refiling an application. This means that new owners could expect to operate with a balanced budget.

The above comment assumes that any new resident would be eligible for a Housing Supplement, which means a retired minister, missionary, or church worker that served the church for at least twenty years. If other persons were admitted, I would assume that there would be a different rental structure.

ams

National CHURCH RESIDENCES

614-451-2151

2335 NORTH BANK DRIVE, COLUMBUS, OHIO 43220

BOARD
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November 4, 1988

Mr. Jack A. Le Van
920 Canyon Road

Reverend Arthur M. Romig
104 Camino Matias
Sante Fe, New Mexico 87501

Dear Jack and Art,

It was good to receive the former's letter of October 27 and Art's missive written on Halloween.

This morning I am turning the figures Jack sent over to our CFO for analysis.

A "quick and dirty" summation indicates that the Placitas units have had an average expenditure per unit of $350 a month. The current budget, as well as the 1989 projected budget, show expenses of approximately $315 a month.

Assuming the Placitas units could be purchased for $1,000,000, this is approximately $25,000 a unit. Assuming the Board might finance them at 10% over 20 years, assuming a 5% vacancy factor, would be $250 a month for debt service.

As you know, the Board didn't include any administrative overhead in their expenses. Because of the small number of units, I suspect NCR would need to have a management fee in the range of 8%. On a monthly basis the figures would be in a range as follows:

$	350.00	Operating Expenses
	250.00	Debt Service
	50.00	Management
$	650.00	Per Unit Per Month

When one reviews the present rents, they are much lower than the above figures. There are only two paying a bit above $500 a month, namely, $510 and $543. Even those in the $400 range are small in number; one being $466, another $472, and two at $450 a month. I wonder if most of the residents are aware what a "good deal" they have been getting from the Board?

When one looks at the comparables in the Appraisal Report, it becomes obvious that the Board has been subsidizing Santa Fe, by keeping the rents way below the market. I wonder if the Placitas residents have any idea what the costs are at El Castillo, or Manzano del Sol. I raise these questions because NCR, if we were to be involved, in the facility, would not want to become "bad guys" by acquiring the facility and then immediately adjusting rates to make it a financially viable facility. If First Pres, Presbytery or Synod were involved, I should think, they would have some of the same concerns.

On page 62 of the Appraisal Report, there are some rent projections, which come out to $570 a month. The projected expenses on page 63 are substantially different from the Board's 1988 and 1989 budgets.

Our experience would lead us to believe that the Reserve For Replacements on page 64 is completely unrealistic. In year 1, it is only $25 per unit. Granted in year 6, it escalates to $62 per unit, which is still exceedingly modest, as is $75 a unit in year 11. Likewise, I don't know where Donald and Donald feel they could get management for $12 a month per unit. We would have been bankrupt long ago if those were the kind of fees that NCR received, even on government subsidized projects.

And, of course, we don't find any debt service figures in D & D's projections.

After all of the above, let me come back to what I believe is our major concern: what would be the reaction of present residents, as well as the members of the Task Force, as well as the wider membership of First Pres, to a substantial increase in rents? I believe the Board has now adopted the procedure of basing rents on 30% of residents' income. Art would know whether that plan has been implemented at Santa Fe. If it has, then, no doubt, that has changed the rental income on the print-out that McAnlis sent us.

In his October 12 memo, McAnlis wrote, "Let me say a few things about the availability of Housing Supplements. It is envisioned that residents who remain at Plaza del Monte, would be supplemented over what they are now paying up to a value equal to a reasonable cost of operations. In other words, if a resident were paying $300 amonth, but the estimated cost to maintain and operate that house is $400 a month, then the Board would provide a Housing Supplement of $100 per month to that individual or couple. Adjustments would be made as expenses increased by refiling an application. This means that new owners could expect to operate at a balanced budget."

The philosophy of the above sounds great, but McAnlis, apparently, did not factor in debt service. He must have been thinking only of the Board's present operating expenses. If the rents, as noted above, were increased to $650 a month, because of a $250 a month debt service, I don't know whether the Board would be willing to provide that amount of Supplements.

On the other side of the coin, I was quite surprised to hear McAnlis say a couple of weeks ago, when we met with him at one of our facilities in Philadelphia, that the average income of a minister and his spouse last year was $28,000. Using the 30% formula that extrapolates out to $700 a month rent. Because of Santa Fe's attraction, no doubt, the Placitas units could be fully occupied by higher income retirees, who would not require much subsidy.

I would be most grateful for your frank response to some of our concerns. Also, how do you react to the possible offer of a $1,000,000 to the Board? Out of your conversations with Art Ryan, Jack, do you have any feel for what sort of a figure the Board might accept? Also, do you think they would finance the entire purchase price? I suspect the businessmen on the Board would feel there ought to be at least a token down payment, say 5%. Is there enough interest among residents, the Task Force, First Pres, Presbytery, etc., that $50,000 or $100,000 might be raised for a down payment???

Does the Chamber of Commerce have a set of slides or a video on Santa Fe? Maybe there is a photographic genius among the residents, or on the Task Force, or in the church, who might have some slides of the Placitas, as well as Santa Fe? I raise the question because, if NCR were to get involved, I think it would take a "selling job" to convince our Board that we ought to be involved, as we have no facilities in New Mexico.

We do have a half dozen facilities in California, where we have a West Coast office. WE have a similar number in Phoenix. In checking yesterday, I find it is a 2½ hour flight from Phoenix to Santa Fe. Paulette Freid, the Director of our West Coast office in L.A. certainly has the skills and the expertise to provide leadership for the operation of the Placitas.

If your response provides us a high comfort level to our concerns, then we will try and arrange a visit. It would be great to see Art again, as well as Art Stevenson, plus having the privilege of meeting John.

Best regards.

Cordially,

John R. Glenn

cc: Mr. Joe Kasberg

11/4/88

EXPENSES

MANAGER/MAINTENANCE	25,000
GROUNDS FULL TIME	15,000
GROUNDS HALF TIME	5,000
FICA	3,379
PENSION	9,004
	57383

OFFICE RENTAL	500
UTILITIES	9,000
EQUIPMENT PURCHASES	500
MAINTENANCE/REPAIRS	9,500
DEPRECIATION OR REPLACEMENT RESERVE	16,000
INSURANCE	11,000
MANAGEMENT (HOME OFFICE) 8% x 103883	8,310
	54,810

112,193

INCOME

GROSS INCOME	200,000
VACANCY LOSS 10%	20,000
NET INCOME	180,000

OPERATING INCOME	180,000
OPERATING EXPENSE	112,193
NET INCOME (BEFORE DEBT SERVICE)	67,807

DEBT SERVICE (20 years @ 10%)

PURCHASE PRICE	PRINCIPAL	INTEREST	TOTAL DEBT SERVICE YEAR #1
1,200,000	60,000	120,000	180,000
1,000,000	50,000	100,000	150,000
800,000	40,000	80,000	120,000
600,000	30,000	60,000	90,000
400,000	20,000	40,000	60,000
200,000	10,000	20,000	30,000

JOHN A. LE VAN
912 Canyon Road
Santa Fe, N M 87501

November 23, 1988

Mr. John S. McAnlis
Manager, Homes Program
The Board of Pensions of the
Presbyterian Church [U.S.A]
1834 Arch Street
Philadelphia PA 19103-2895

Dear Jack:

Thank you for your letter dated November 14, 1988 and for the additional information in our telephone conversation on November 18.

In answer to my question you advised me that the Board of Pensions has authorized payment of reasonable costs of a consultant to advise concerning the economic viability of Plaza del Monte as a retirement facility and the amount of debt service it could support. I am enclosing the correspondence our Task Force received last February from The Conroy & Mc ïver Group, recommended by John Glenn, and from Health Management Systems of Wichita, Kansas, who have consulted with Presbyterian groups. The Board may know of other consultants who should be considered. Since the consultants report is so critical to our efforts to find a buyer, we feel that we should hire a consultant who is agreeable to the Board.

You also asked me to describe how our Task Force had arrived at the decision that the time was ripe for employing a consultant. At our last meeting on November 14, 1988 we reviewed a three-page letter from John Glenn giving us his rough analysis of operating expenses and asking for some further information and for slides of Plaza del Monte. He also said he had given the operating expense data to NCR's Chief Financial Officer for a more detailed analysis. We had hoped that John's analysis would be helpful to us, and it was, although we would hope to see the more detailed one.

At our meeting we concluded that, while John Glenn was interested, NCR's Board probably had not yet been asked to consider Plaza del Monte. Glenn in his letter had said that if NCR's Board were to become involved, it would require some selling, since NCR had no other facilities in New Mexico. We concluded that it would be some time before NCR could reach a decision, and that the decision could be negative.

We decided we should continue our contact with Glenn and NCR, but that we should promptly pursue obtaining the advice and guidance of a professional consultant, now that we finally had operating expense figures. In January 1988 we had talked with the managers of many retirement facilities owned by Presbyterian churches, Synods

and Presbyteries in several states. Every manager cautioned us to be aware of the financial uncertainties inherent in the operation of retirement facilities, and told us not to recommend any proposal for acquisition without first having the operating expense experience and the physical property analyzed by a professional consultatn. This advice prompted my letter of February 3, 1988 to Mr. McGill, the then Chair of the Board of Pensions, in which I explained our interest and feeling of urgency and requested the Board's operating expense experience at Plaza del Monte and for other information. Now that we have this data, we feel we should promptly obtain a consultant's advice before recommending to any group that it consider investing large sums of money. In accordance with our plan we have had discussions with our Synod and Presbytery executives and with Presbyterian Medical Services. The assurance in your memo of October 12, 1988 that the Board of Pensions would adjust its rent supplements to a value equal to the cost of operations of Plaza del Motne, including debt service, so that the new owners could expect to operate with a balanced budget was most encouraging and has resulted in several new creative approaches.

We hope this information will enable the Board to agree to bear the costs of a professional consultant, but if you should need any additional information, please let me know, and we will provide it promptly. It is our hope that a consultant could be selected and come to Santa Fe by mid-December to begin his work.

I also have some comments with respect to the issues raised in the third paragraph of your letter of November 14. John Glenn had expressed an interest in Plaza del Monte in December 1987; he had been in contact with Art Ryan in August and had met with you in Philadelphia recently; we had hoped that his analysis of the figures we had just received would be helpful to us, whether or not NCR would ultimately acquire Plaza del Monte; we thought that NCR was not considered to be a Presbyterian entity, so that even if NCR should acquire the property, we would have a role in providing such an entity and to encourage local support for them; you advised me in our last telephone conversation that NCR would be a Presbyterian entity. We feel that the acquisition by an organization that has been in the retirement home business for many years and which has a proven track record would be a desireable result. If the Board should prefer to deal with NCR, that would be fine, so long as we had access to NCR's analyses. However, since NCR's interest is unclear at this time, our plan is to proceed with the Synod, Presbytery, and Presbyterian Medical Services. We believe that we have a firm plan and are pursuing it. However, we encourage the Board to solicit other Presbyterian proposals, in parallel with our efforts.

You also stated that the Board had not looked for other Presbyterian buyers in order to give us time to evaluate and plan, but it is

only in the past three weeks that we have had any numbers to evaluate. We have been watching the process of increasing vacancies, which has been going on for some time. In addition to the uncertainty surrounding the future of Plaza del Monte, normal attrition over the full year since the Board announced its new policy has occurred. It is doubtful that prospective new residents would be interested in moving there until the uncertainties have been resolved.

I want to assure you that we too feel a great sense of ugency. Our sole purpose has been to achieve a result that will be in the best interests of the current residents and those who would be residents in the future. We have had a feeling of frustration about our inability to obtain necessary information. However, we now have it and are able to supply it to a consultant, so that a proposal satisfactory to all parties can be prepared and presented. We are optimistic and will exert our best efforts to bring this to a successful conclusion.

Thank for your help and please let us know when a decision can be made on the employment of a consultant.

With best regards.

Sincerely,

John A. Le Van
For the First Presbyterian Church
of Santa Fe Task Force on Plaza
del Monte

JAL/bl
cc: Arthur M. Ryan

D R A F T

Mr. Arthur M. Ryan, Co-President
The Board of Pensions
1834 Arch Street
Philadelphia, PA 19013-2895

Dear Art,

As you know, our Task Force has met on numerous occasions to consider Plaza Del Monte. Discussions have been held with First Presbyterian, as well as the Presbytery and Synod. All of us are eager to see that this lovely facility be continued as a retirement haven, providing housing for those who have served the church. We, along with the Board, are desirous that it be continued as a Presbyterian owned and operated facility.

The Task Force has about come to the conclusion that it doesn't have the financial capacity, nor the management experience, and the necessary expertise to be the primary entity to own and operate successfully Plaza Del Monte.

Because of the above, Calvin might say it was foreordained that two Plaza Del Monte residents, Art Stevenson and Art Romig, both know John Glenn and NCR well. Art Romig, with his many years in the Synod of the Covenant, has indicated that both Glenn and NCR are highly respected. It would seem both have national stature, as the American Association of Homes for the Aging, a 3,300 member nonprofit trade organization, conferred their Distinguished Service Award on Glenn and NCR at their recent Annual Meeting. Tom Slemmer, NCR's Executive Vice President, was one of 18 members elected to AAHA's Board of Directors. It would appear NCR and its top management are respected nationally. I mention this only to let you and

the Board be aware that NCR is a well known, experienced, professional organization.

As you may know, the Exec of the Synod of the Covenant, as well as the Director of the Office of the Aging for the church, are NCR trustees. Also, we understand NCR is judicatory sponsored, having 4 Ohio Presbyterian churches as the founding,and continuing, members of the corporation.

We have sent Glenn the Appraisal Report, as well as the financial information you and Jack McAnlis graciously provided. Glenn indicates he feels the NCR Board might consider it an extension of their ministry to become involved with Las Placitas. He has suggested it may take a "selling job" to convince his Board, as NCR has no facilities in New Mexico. They do have 10 projects in Texas, a half dozen in Arizona and a like number in California, so we have suggested they are already in "our area!"

We have invited Glenn to visit Plaza Del Monte. He says he could spend all his time running around the country looking at facilities. He is reluctant to spend the time and the money until we have a little better understanding of the Board's pricing and financing structure.

Glenn indicates there are lots of opportunities currently available for NCR to acquire existing projects, as there are 140 bankrupt retirement facilities across the country. He says there is not a week that goes by but what they are contacted by some organization wanting to have them manage, acquire, or "bail out" a troubled project. As examples, he spoke about a $27 million project in San Antonio having 162 apartments and a 90 bed health care facility. The apartments are 30% occupied; the health care unit 60% occupied. It cost $27 million. It is available for acquisition through the

bankruptcy court for $5,000,000. He mentioned another facility in Chandler, Arizona. A bank in Columbus, Ohio took a multi-million dollar drubbing on it. A group in Phoenix contacted Glenn asking if NCR would do the marketing and management. The Arizona group would provide 100% of the financing, giving NCR a share of the ownership, plus paying a management fee.

Glenn tells me he met with Jack McAnlis recently in Philadelphia, where NCR acquired a 500 unit apartment building. Jack seemed to intimate that the Board would hold the paper on Plaza Del Monte. Also, Glenn talked with Donald Hovey, your General Counsel, at the Annual Meeting of the American Association of Homes for the Aging in Orlando. Mr. Hovey, likewise, seemed to infer that the Board could conceivably carry the mortgage. I suppose from the Board's perspective "it is six of one and a half dozen of the other" whether the Board sells for cash and invests the funds, or holds the mortgage. Also, recognizing that the Board will be providing subsidy for a number of the residents, it would appear logical that the term of the mortgage and the interest rate be comfortable both to the Board and the purchaser.

For the sake of discussion, we would like to propose the following alternatives, which could be a starting point for further negotiations:

	Purchase Price	Down	Terms
A.	$1,000,000	-0-	9% - 20 years
B.	$ 950,000	$ 50,000	8½% - 25 years
C.	$ 900,000	$100,000	8% - 30 years

If funds were raised locally, then it is anticipated that we would develop a covenant relationship with NCR. Irrespective of that, Glenn tells me their standard method of operation is that at each local facility, they seek to have a Board of Governors comprised of local people. He suggests a board of a dozen members, with represenatives from the church, Presbytery, Synod and some key community leaders.

Art, after you have had an opportunity to peruse this lengthy missive, and review it with your conferrers, then I would be pleased to have you give me a call, or better yet, respond in writing.

We recognize that we have taken a lot of time, being typical Presbyterians doing things "decently and in order!" If any of the above proposals jibe with the Board's thinking then I believe we are in a position to get Glenn, or some of his staff ,out here and move forward expeditiously.

We shall be eagerly awaiting your response. In the meantime, we wish for you a joyous and blessed holiday season.

Cordially,



December 22, 1988

FIRST PRESBYTERIAN CHURCH
Ministers
Thomas C. Truscott
Robert T. Carlson, Jr.

MEMORANDUM

TO: Plaza del Monte Task Force

FROM: Jack Le Van and Tom Truscott

Word has just arrived that Art Ryan and Jack McAnlis will be here in Santa Fe Thursday, January 19, 1989.

While their agenda has not been completed for the day we are asking that you make every effort to keep your afternoon available. As soon as further details are available we will be in touch. Let's hope that this is the meeting we have all been anticipating.

bl
Copies to: Bud Wililamson
David Douglas
Anne Bateman Noss
Richard Carpenter
Arthur Romig
Arthur Stevenson
✓Jack Zerwas

JOHN A. LE VAN
912 Canyon Road
Santa Fe, New Mexico
87501

December 30, 1988

Mr. Arthur M. Ryan, President
The Board of Pensions
Presbyterian Church (U.S.A.)
1834 Arch Street
Philadelphia PA 19103-2895

Dear Art:

The Task Force appointed by the Session of the First Presbyterian Church to explore possible ways of maintaining Plaza del Monte as a retirement community has discussed our recent telephone conversations with you and Jack McAnlis. We want to express our appreciation for your cooperation and assistance as we work together in our mutual concern for retired servants of the Church. We are looking forward to the opportunity to meet with you both on January 19, and we are certain that the current residents will be much reassured by your visit.

We recognize that our Task Force does not have the financial capacity or the experience in managing retirement facilities required to own or operate Plaza del Monte. In accordance with our recent conversation, we are renewing our contacts with consultants and will keep you advised of our progress. We also have been giving our attention to identifying other church-related agencies that may be interested in acquiring the facility. As you are aware, one of these agencies is National Church Residences.

Two members of the Task Force, Arthur Romig and Arthur Stevension, have known the NCR director, John Glenn, for many years and have confidence in him and his organization. Both Glenn and NCR were recently given a Distinguished Service Award by the American Association of Homes for the Aging. We also understand that four Ohio Presbyterian Churches were founding members of the NCR corporation, and that the Executive of the Synod of the Covenant and the Director of the Presbyterian Office of the Aging are NCR trustees. These relationships encourage us to anticipate that NCR would be a responsible body with which the Board of Pensions could negotiate if interest should develop.

We have sent John Glenn the Appraisal Report and operating expense information Jack McAnlis has provided. Glenn indicates, in response, that the NCR Board might be interested in the Placitas at Plaza del Monte as an extension of their ministry. Informally he has said NCR might be willing to explore the price of $1,000,000 based on a payment schedule and interest of 9% over 20 years with no down payment, or $950,000 with a down payment of $50,000 at 8½% over 25 years, or $900,000 with a down payment of $100,000 at 8% over 30 years. This would be conditional on the Board's ability to maintain the rental income projected on page 62 of the Appraisal Report.

Glenn has informed us that he recently met with Jack McAnlis and earlier with Donald Hovey, your General Counsel, and that both indicated the possibility that the Board of Pensions might consider carrying the mortgage and adjusting the debt service in view of the current vacancy problems. His suggestions have been made in an informal and exploratory way, but they express a serious interest on his part ot discuss NCR's possible involvement in the future of Plaza del Monte.

At this point, we need your reaction to John Glenn's suggestions so that we may continue to pursue this matter with him and NCR. Glenn needs some indication of the Board's willingness to negotiate with NCR in light of the terms he is suggesting. He could then present the matter to the NCR Board at its January meeting.

I will aprpeciate hearing from you, and please let me know if we can make any arrangements for your visit here or meet you and Jack at the airport.

With best regards.

Yours sincerely,

John A. Le Van
Chairperson
Plaza del Monte Task Force

cc: John S. McAnlis
John R. Glenn
Task Force Members

JOHN A. LE VAN
912 Canyon Road
Santa Fe, N M 87501

January 6, 1989

Mr. Arthur M. Ryan
Mr. John S. McAnlis
The Board of Pensions
Presbyterian Church (U.S.A.)

Dear Art and Jack,

In accordance with Jack's telephone call on January 4 our Task Force is looking forward to meeting with with you at 3 P. M., January 18, 1989, at First Presbyterian Church Santa Fe 208 Grant Street. It is only a block and a half from Plaza Del Monte, so you might want to park there and walk over. Bud Williamson has graciously invited all of us for dinner at his home, which will give us additional time to talk if we should need it. We hope you will be able to join us.

At our Task Force meeting on January 4 we discussed some of the areas we would like to cover when we get together, and we thought it might be useful to send a list of them to you in advance of the meeting. The following are some of the areas we are interested in exploring:

1) Determining a sale price range that is fair to the Board and will also assure the long-term successful operation of the facility; considering some projected income and expense budgets, which will identify the amount available for debt service; and the source of the numbers used in the income and expense budgets in the Appraisal Report.

2) The Board's attitude toward carrying the financing; its security requirements; the rate of return the Board would expect if it received all cash and invested the proceeds of the sale, and how this relates to the interest rate expected, if the Board should carry the financing.

3) If a sale is consummated, (a) how would the increasing vacancy problem at Las Placitas be expeditiously dealt with, (b) would the Board require that the purchaser give priority to persons eligible for rent supplements or to retired ministers and missionaries who may not be eligible, (c) how would increased operating expenses be compensated for by increased rent supplements, (d) the status of the Board's proposed guidelines for eligibility, (e) disposition of donor contracts, (f) would the use of lump sum entrance fees be acceptable.

4) Since you advised me, Art, that the Board is now on a "dual track" of providing housing on a long-term basis, i. e. Duarte, Swarthmore and Los Gatos, in addition to a rent supplement program, some additional questions arise, such as, (a) the criteria the Board

is using to determine what housing facilities it will continue to own and operate, (b) does part or all of Plaza Del Monte meet these criteria and (c) if Casa Grande were sold for some purpose other than retirement, would the Board consider continuing to operate Las Placitas, perhaps contracting with an organization such as NCR or Presbyterian Retirement Foundation for management.

I am sure that other questions will occur to all of us, and it will be very helpful to our group to have a clearer understanding of the Board's policies and objectives. This knowledge will greatly enhance our ability to interest prospective purchasers, whether NCR, Presbyterian Medical Services or others. The only objective of our Task Force has been to assure that at least Las Placitas continue as a Presbyterian retirement home, if it is possible and financially viable, which would seem to be consistent with the objectives of the Board. PROBLEM OF NO COMMUNITY FACILITIES GHOST RANCH INTEREST

We agree that a consultant should be employed and would suggest using Health Management Systems of Wichita, Kansas, unless you have others in mind. The best estimate of the cost is about $4,000, and we would propose that we contribute $1,000 of local funds toward the cost, and that we share the information generated by the consultant.

We greatly appreciate you both taking the time to come to Santa Fe to meet with us. We still feel a great sense of urgency, since one year of the Two-year period has already expired, and we are sure that the January 18 meeting will expedite the process. The opportunity for the current residents of Las Placitas to meet with you is equally improtant, so that they may be reassured concerning their individual circumstances. We are looking forward to seeing you both on the 18th.

With best regards,

Sincerely yours,

Jack

John A. Le Van
For The Plaza Del
Monte Task Fotce



January 6, 1989

FIRST PRESBYTERIAN CHURCH

Ministers
Thomas C. Truscott
Robert T. Carlson, Jr.

MEMORANDUM

TO: Plaza del Monte Task Force

FROM: Jack Le Van and Tom Truscott

RE: Visit of Art Ryan and Jack McAnlis

Word has just come that the Ryan-Mc Anlis vist has been changed a bit, and that we will meet with them on Wednesday, January 18, at 3 p.m. at the church. We will adjourn for those who are able, to the home of Bud Williamson for dinner and continue meeting into the early evening. On January 19 there may be opportunity for further discussion but in the afternoon of that day Art Ryan will leave. Mc Anlis will be departing Santa Fe sometime on January 20.

It is necessary that we know whether you will be able to attend dinner at the Williamson residence so please contact the church office as soon as possible.

We hope you will make every effort to be present at the 3 p.m. meeting on January 18.

One additional note, the Task Force will meet next Wednesday, January 11, at 3:30 p.m. with representatives from Presbyterian Medical Services to answer questions they have about their interest in Plaza del Monte. This meeting will be at the church.
JAL/TCT

JAL/TCT/bl
Copies to: Bud Williamson
David Douglas
Anne Bateman Noss
Richard Carpenter
Arthur Romig
Arthur Stevenson
✓Jack Zerwas

Meeting with Ryan + McAdie -1/18/89

2 yrs not a final date -

G.A. - 2 track system - split down middle - vote unanimous - accept GA decision - care & compassion to residents - committed to find Pres. buyers -

ZERWAS
JACK [redacted]

February 11, 1989

To: Plaza del Monte Task Force

From: Jack Le Van

Therehave been several developments since our last meeting, and I thought this memo would be the best way to bring everyone up to date.

Since Art Ryan and Jack McAnlis were in Santa Fe, twelve members of the Ghost Ranch Foundation Board have toured Plaza del Monte. On January 26, 1989, Joe Keesecker, Ranch Director, wrote to the Board of Pensions expressing Ghost Ranch's interest in the possible acquisition of the property and asking for additional information. Presbyterian Medical Services also wrote to the Board on February 2, 1989 indicating its serious interest in purchasing Plaza del Monte to continue Las Placitas as a Presbyterian retirement facility and using Casa Grande for its offices and for assisted living, while maintaining the common areas for use by the residents. PMS hopes to be able to make a completefinancial proposal to the Board by early March.

Charles W. Wurth, President, Health Management Systems, the firm recently hired by the Board and our Task Force, is scheduled to be in Santa Fe from the evening of February 14 through February 18. He asked to meet at breakfast on February 15 with a few members of the Task Force. Bud Williamson, Tom Truscott, Anne Noss and I plan to meet with him then and determine what information he may need and how we can be helpful to him. In the process we will learn whether a meeting with the full Task Force would be desirable. If it should be, we will contact everyone and try to arrange a convenient time. We would hope to have Mr. Wurth's written report by around the first of March, so that we can then make it available to all prospective purchasers.

I am also enclosing a letter dated February 6, 1989 from Jack McAnlis to me listing the matters agreed upon at our January meeting with him and Art Ryan. If anyone has any comments or suggestions for changes or additions, please let me know.

I will keep everyone informed about any new developments, and it is encouraging that after so much time things seem to be moving, although we still have a long road to travel.

Jack

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
(215) 963-1156

February 6, 1989

Mr. John A. LeVan
912 Canyon Road
Santa Fe, NM 87501

Dear Jack:

After our meeting last month with the Task Force of the First Presbyterian Church, it is appropriate put in writing the items that were agreed to.

It was agreed:

1. That Staff of the Board of Pensions would contact the staff of National Church Residences regarding the proposal by John Glenn that was made to the Board through Jack LeVan.

2. The Board of Pensions would continue to look for more buyers for Plaza del Monte.

3. The Task Force of the First Presbyterian Church of Santa Fe would also look for additional prospective buyers and make contacts with them. However, it was agreed that the Board of Pensions would take over all negotiations once a proposal was submitted.

4. That the Board of Pensions would write a letter to the residents periodically to keep them informed and up to date.

5. That the Board of Pensions intends to sell Plaza del Monte, will continue to give support and assurances to the residents, and will continue to work with the Task Force through the sale of Plaza del Monte.

6. That Jack LeVan will proceed with securing a consultant. The Task Force will pay $1,000 and the Board $3,000.

7. That the Board of Pensions will offer vacant homes to eligible retirees.

Both Art Ryan and I felt that the meetings with your task force and residents were quite beneficial. We look forward to continued discussions with your task force as we seek a buyer for Plaza del Monte who will continue to care for the current residents.

Sincerely,

John S. McAnlis

The Rev. John S. McAnlis
Manager, Homes Program

JSM:ams

cc Mr. Arthur M. Ryan
Gaylan and Leona Friesenborg
The Rev. Thomas Truscott
The Rev. William Aber
The Rev. Gary Skinner

Sept. 1997 -
Bea's 2nd copy

Bea's Copy

Check with Del By-Laws?

PLAZA DEL MONTE
SANTA FE, NEW MEXICO
BY-LAWS OF THE RESIDENTS' COUNCIL

ARTICLE I: PURPOSE AND RESPONSIBILITIES

Section I: Purpose

The purpose of the Residents' Council is to serve as liaison and agency of communication between residents of Plaza del Monte and the management/administration of the facility in matters of general interest and concern and, by working together to enhance and maintain the quality of life in this community.

Section 2: Responsibilities

A. To receive and respond to suggestions and expressions on matters of interest and concern related to the welfare of residents.
B. To appoint members to committees responsible for community worship, social and educational activities and entertainment and other group gatherings.
C. To call meetings of the residents of Plaza del Monte and to carry out decisions made in such meetings.
D. To meet with Presbyterian Medical Services personnel to communicate mutual concerns and reports.
E. To meet with Plaza Resolana personnel regarding use of Plaza Resolana facilities and equipment.

ADDING:

F. To interview prospective residents and make recommendations to Presbyterian Medical Services.

G. To set social dues annually for residents and non-resident friends*. Residents and non-residents friends are encouraged to contribute $36.00 annually for singles and $72.00 annually for couples to Social Dues of Plaza del Monte Resident's Council and given to the council treasurer.

***Non-resident friends of the community shall be identified as persons who have had a relationship with the community and will be expected to pay social dues.**

ARTICLE II: MEMBERSHIP

The Residents' Council shall consist of seven (7) members, six (6)of whom shall be elected by and from among the residents, in classes of two each, serving for three years. A treasurer shall be the seventh voting member, elected by the residents and serving for three years.
While a member of the Residents' Council may be elected to fill an unexpired term and a three-year term, no member shall be elected to a second three-year term until at least one year has elapsed.

ARTICLE III: OFFICERS AND THEIR DUTIES

Section I: Officers

A. Officers shall be a chairperson, a vice-chairperson,a secretary and a treasurer.
B. With the exception of the treasurer, officers shall be chosen by the Residents' Council from among its members, serving one year in a designated task.
C. No officer shall succeed him/herself more than once.

Section II: Duties

A. The chairperson shall preside over meetings of the Council and of the residents, and shall set the agenda of these meetings.
B. The Vice chairperson shall perform the duties of the chairperson in his/her absence.
C. The secretary shall record the minutes of Council meetings and meetings of the residents

ADDING: **(and shall maintain a record of Council membership).**

D. The treasurer shall collect, protect and disburse funds, as directed by the Residents' Council and shall regularly report income, expenditures and fund balances to the Council.

ADDING: **All archival information shall be maintained by the Treasurer and placed in the history file of Plaza del Monte.**

ARTICLE IV: COMMITTEES

Section I: Standing Committees

A. The Worship Committee, responsible for Wednesday devotions, celebrations of the Sacrament of the Lord's Supper and other worship activities.
B. The Social Committee, responsible for social events of the Plaza del Monte community.
C. The ~~Reception~~ Committee, responsible for assisting Presbyterian Medical Services, by "Welcoming" interviewing prospective new residents, to acquaint them with the Plaza del Monte community.

CHANGED TO: **The Reception Committee, responsible for welcoming new residents by making them aware of community events, rules and dues.**

ADDING:

D. The Fellowship Committee, shall consist of two (2) persons, one (1) responsible for the weekly coffee prior to worship and one (1) responsible for the summer coffee hour.

E. The Nominating Committee consisting of a chair and two other persons shall provide nominations for members of the Council in March.

Section 2: Chairpersons

Chairpersons of Standing Committees shall be appointed by the Residents' Council after the annual meeting of residents, and shall serve for one year. They shall not be appointed to succeed themselves more than once.

At the time of appointment of chairpersons, the Council will either inform the chairperson of the other members on the committee, or will authorize the chairperson to recruit the other members.

Section 3: Ad Hoc Committees

The Residents' Council may appoint ad hoc committees to fulfill short-term responsibilities, and shall designate the chairpersons of such committees.

ARTICLE V: MEETINGS AND ELECTIONS

Section I: Meetings of Residents

A. The Residents' Council shall call an annual meeting of residents in

ADDING: **(early)** May. **The chair of the Council and/or standing committees may submit brief reports and the treasurer shall submit a financial report. All reports shall be in writing and submitted to the Secretary at the end of the annual meeting.**

B. The Residents' Council may call special meetings of the residents and shall call such meetings at the request of not less than five (5) residents. Notice of the time, date, place and purpose of such meetings shall be announced no less than seven (7) days prior to the meeting.

Section 2: Nominating Committee

A nominating committee of not less than two (2) persons shall be appointed annually by the Residents' Council, and shall present a slate of nominees for election to the Council

ADDING: **(in March)**

to be elected at the annual meeting. In appropriate years, it shall present a nomination for the office of treasurer. It shall also nominate persons to fill vacancies as they occur between annual meetings, and shall ask the Council to call special meetings of the residents for that purpose.

Section 3: Elections

A. In annual or special meetings of residents, following the report of the nominating committee, nominations may be made from the floor, provided persons so nominated have agreed to serve if elected.
B. Voting shall be by raised hands, unless a majority of residents present and voting, vote to employ an alternative method.
C. Election shall be by majority vote of those residents present and voting. No provision is made for either proxy or absentee voting.

Section 4: Quorums

A. A quorum for a meeting of the Residents' Council shall consist of four (4) members, unless at the time of the meeting, one or more members are absent from Santa Fe, or prevented from attending by illness. In such event, a quorum shall consist of three (3) persons.
B. A quorum for meetings of the residents of Plaza del Monte, as defined by these by-laws, and at which actions or elections take place, shall consist of one fourth (25%) of the number of persons residing at Plaza del Monte at the time of the meeting, excluding residents who may be temporarily absent from Santa Fe, ill or incapacitated.

ARTICLE VI: AMENDMENTS

These By-laws may be amended at the annual or a special meeting of residents, by a two thirds (2/3) affirmative vote of those present, provided written copies of the proposed by-laws have been made available to residents at least seven (7) days prior to the meeting.

(Adopted Sept 1997

A statement from the residents

A REPORT FROM THE COUNCIL:

THE "VAN FUND"

In May 1991, the Board of Pensions transferred $2500, to Presbyterian Medical Services to be held in trust for Plaza Del Monte toward the purchase of a van. The Residents Council added $50.00 making a total of $2550 in the fund.

n January 1997, the Residents' Council requested that PMS relinquish the money in the van fund to the council . PMS returned $2735.48 to PDM at that time.

In April 1997, the council agreed to invest the fund in a 12 month Certificate of Deposit, at the highest yield available--adding $264.52 from the treasury bringing the total to $3000.00.

The Council approved a plan for the use of the **income** from this fund as follows:

At least once a year, the Council will rent a tour bus so that all residents may participate in a trip. The tour bus company provides drivers and insurance coverage. The additional cost will paid by the residents. Buses are available for 24 persons or 48-50 persons. If there are more persons wishing to take the trip and additional space in cars is available, those traveling by car would be assessed at the same cost as bus passengers. Car drivers would not be charged.

Approved by the Residents Council, April 14, 1997

RESIDENTS OF PLAZA DEL MONTE
SANTA FE, NEW MEXICO
VOLUME I - 1961-1964

JANE BARBER

BARBARA BECKER

ADIN AND ELEANOR BROOKS

MR. AND MRS. W. H. BESSIRE

MRS. C. A. McCUNNELL

MURIEL AND FRANCES BOONE

MR. AND MRS. DON ALLEN

MR. AND MRS. ROBERT ELWOOD

JOHN CARNINE

MR. AND MRS. DON CLAUSER (SELINA)

FREDERICK AND BERTHA DAWSON

FLORENCE T. LEONARD

MRS. PAUL ERDMAN

LULU RUTH FLOYD

MARGERY FRINK

DOROTHY B. FRITZ

EDITH AND MILLIE FRITZ

RALPH AND LILLIE BESS HALL

MINNIE HEYMAN

MRS. DAVID (BESSIE) JOHNSON

MRS. ELIZABETH KEELER

GAYLORD AND LELA KNOX

ANNA LYLE

JOSEPH AND LOIS McNEIL

NEVA PALMETER

DONALD AND FLORENCE P ARKER

HILDA REES

FLORENCE SCHAFER

MRS. ALTHEA SHIFFLER

EDNA ROBERTS HALL (MRS. W. ALUN)
(MARRIED RALPH HALL)

MR. AND MRS. PETER A. MACDONALD

MISS MARGARET BECKER

GRACE AND D. N. SHOTWELL

REV. DeFOREST NORRIS SHOTWELL

DANIEL AND MARTHA SHOUP

MRS. GERTRUDE SMITH

LENA SMITH

MRS. MINA AND DAVID THOMAS

VERA WHITSETT

LYDA WOOD

CHESTER AND STELLA WHITTIER

MINNIE WITMER

PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

RESIDENTS OF PLAZA DEL MONTE
SANTA FE, NEW MEXIDO
VOLUME II - 1965-1971

EDITH J. AGNEW

RUTH AND WES ALMY

RUTH KERNS BARBER

WARREN AND CATHERINE BLODGETT

MRS. MAUDE BLOOM

RUTH WALKER BOLES AND HOYTT BOLES

PERRY AND RUTH BOVEE

***

WARD F. BOYD AND IRENE

CECELIA BRAUER

GILBERT AND EMOGENE BREMICKER

VIOLET AND ROGER BROWN

MINNIE COOK

MRS. JOHN DAVIS (TABITA)

SAMUEL AND RUTH DEAN

RUTH ERWIN

TEODORO R. FINLEY AND FRANCES

ELLEN FOSTER

DOROTHY FOSTER

MRS. BLANCHE B. GOLL

EDITH S. HARDING

MERRAN HENRY

MRS. GEORGE A. HILL (MILDRED)

FLORENCE KOHLER

ELIZABETH MITCHELL

JANE E. MOODY

DWIGHT AND AGNES NICHOL

JUANITA Q. ORTEGA

WALTER AND ELIZABETH PETERSON

SHELDON AND KATHRYN PRICE

FLORENCE MARIE SAYER

OVID R. AND MRS. SELLERS

BURNEY AND FRANCES SHELL

WINIFRED SHANNON

VIOLET SHERRATT

GERTRUDE AND FRED SPEER

IRENE TEAGARDEN

FRANK AND LAURA TRAVIS

LENORE S. TUCKER

AUSTIN AND VERA WOLFE

MARIAN AND HARRY WOOD

ADDITIONAL

*** JANE AND GILBERT BOYD

PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

RESIDENTS OF PLAZA DEL MONTE

VOLUME III - 1972 - 1979

SANTA FE, NEW MEXICO

JAMES & ERA JO AIKEN

MRS. TOMAS ATENCIO (BERNADITA)

ALBERT & CARRIE BARBER

RUTH BARBER

MRS. MARY BRYAN

MARGARET CANNON

SIBLEY LILENTHAL

IVA ROSS

ELSIE CLITHEROE

DAVID A. & MARY CUNNINGHAM

RALPH & RUTHANNA EVANS

MARION & PAT FLOYD (FLISRAM)

ELLA FLISRAM

RUTH MOORE

DOROTHY FRY

FABIOLA C. DE BACA GILBERT

WILLIAM GLEN & BLANCHE C. HARRIS

WILLIAM GLEN & JANE HARRIS

WILLIAM J. & DORIS HOLLAND

ED & ALYCE INGERSOLL

ED & FERN JONES

OLEN & HELEN KENNELL

JOHN PARK & MARIE CRAIG LEE

TIM & BETTY LOWE

MERREL & ELEANOR MARKER

MARY MASON

WILLIAM & FRANCES McCLAIN

VIOLET McCRACKEN

KATHERINE MURDOCH

J. ELBERT NASH

HELENE NEWMAN

STEPHEN PALMER & IVA ROSS

AL & LOU PEASLEE

S. LESLIE REID

DONALD & BETTY REICH

ROBERTA RITCHIE

ALVIN J. RITTER

BARBARA & MAURICE ROBERTSON

BUCKLEY & ERMA RUDE

ELEANOR & DEWITT SAFFORD

CARLOTA B. SANDOVAL

LARRY & MARGARET SCHWARZ

BLANCHE & STANLEY SCOTT

ROBERTA (MRS. RICHARD) SEITZ

BRYCE & RUTH SIDEBOTHAM

WILLIAM & MILDRED SLOSSER

DOROTHY SMITH

DUNCAN & ELEANOR SPINING

RUTH C. THOMPSON

CATHERINE VARHAUG

LILLIAN LOUISE VOPAT

JAMES H. & MARJORIE WILLIAMS

JUNE WINKLE

AUSTIN WOLFE & LOUISE OTTOPOBY

PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

RESIDENTS OF PLAZA DEL MONTE

VOLUME IV - 1980 - 1989

SANTA FE, NEW MEXICO

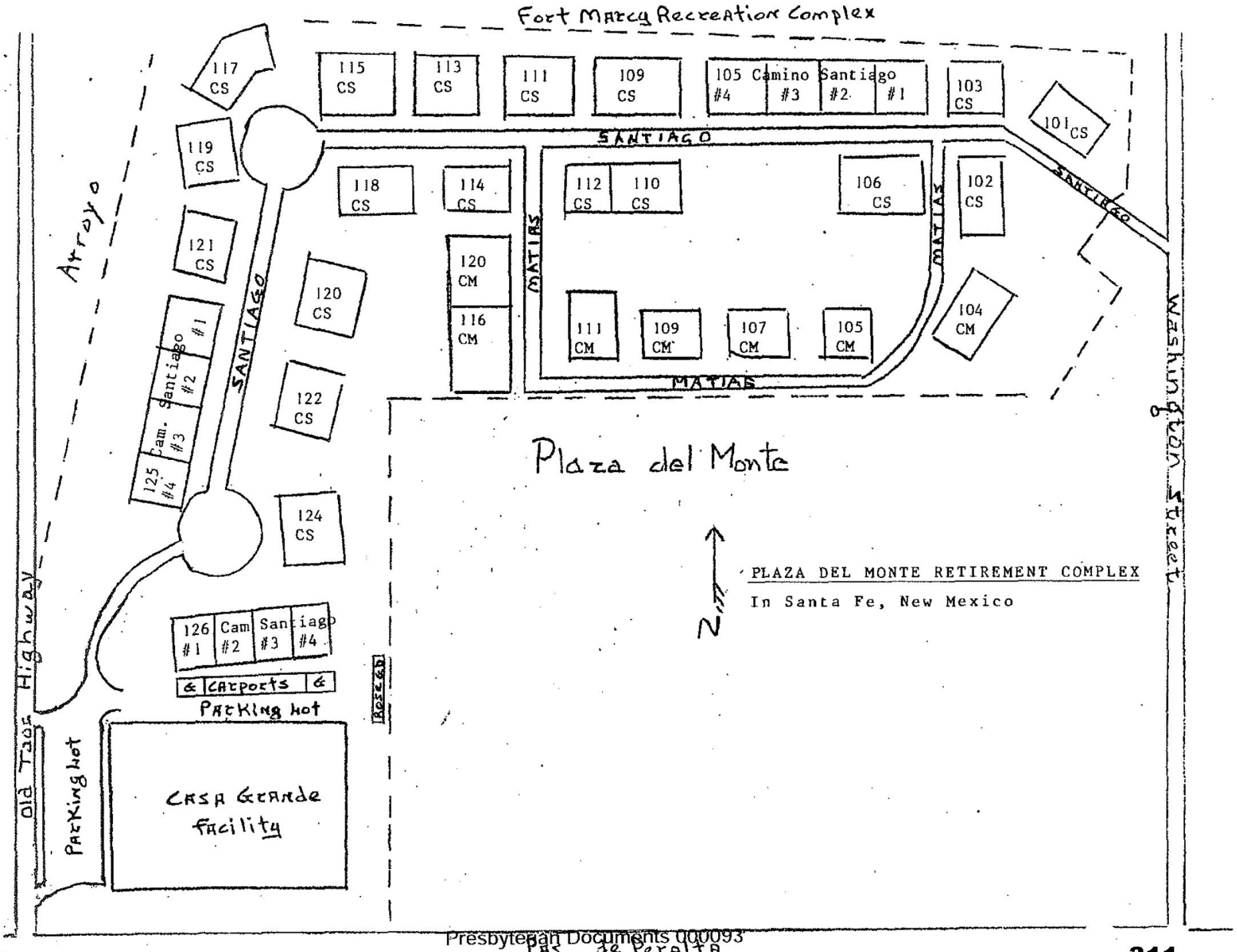
EUGENE & DORIS ALLEN
ORVAL & MARGRET AUSTIN
ALFRED M. & LORNA BASTEN
JOHN BATHGATE
VANNA & ARVENE BEWELL
HENRY & LOUISE BUCHER
BEATRICE DOLIBER
ALFONSO & ADA ESQUIBEL
MARJORY ETNYRE
PHYLLIS R. FLETCHER
GAYLAN & LEONA FRIESENBORG
HELEN GRAHAM
FLORENCE GRAY
LARS & MARGARET HAMERSON
ALAN & CLAIRE HAMILTON
PHYLLIS & HENRY H. HAUPT
RHEA HAYES
CHARLES HYDE
ROBERT & ELEANOR LAZEAR
MEG & BOB LUCERO
OZZIE & DEEDE LUTZ
PAUL & MARION McFARLIN
BILL & RUTH MORRISON
ROY & FRANKIE MAE NUNN
GRACE NAVARRE W. REIFSNYDER
JEANNE RHODES RIDDLE
CHARLES W. RIDDLE
MARION & RAMON RUIZ VALERA
IDA PRESTON SLOAN STERRETT
ART & DOROTHY STEVENSON
RICHARD L. & CARLYNN E. TRACY
FRANK & MARGARET WALKUP
RAY & SUE WALTHER
MARTHA WILKS
PATRICIA A. WILLIAMSON
ISIDORE & MARIE WOODALL

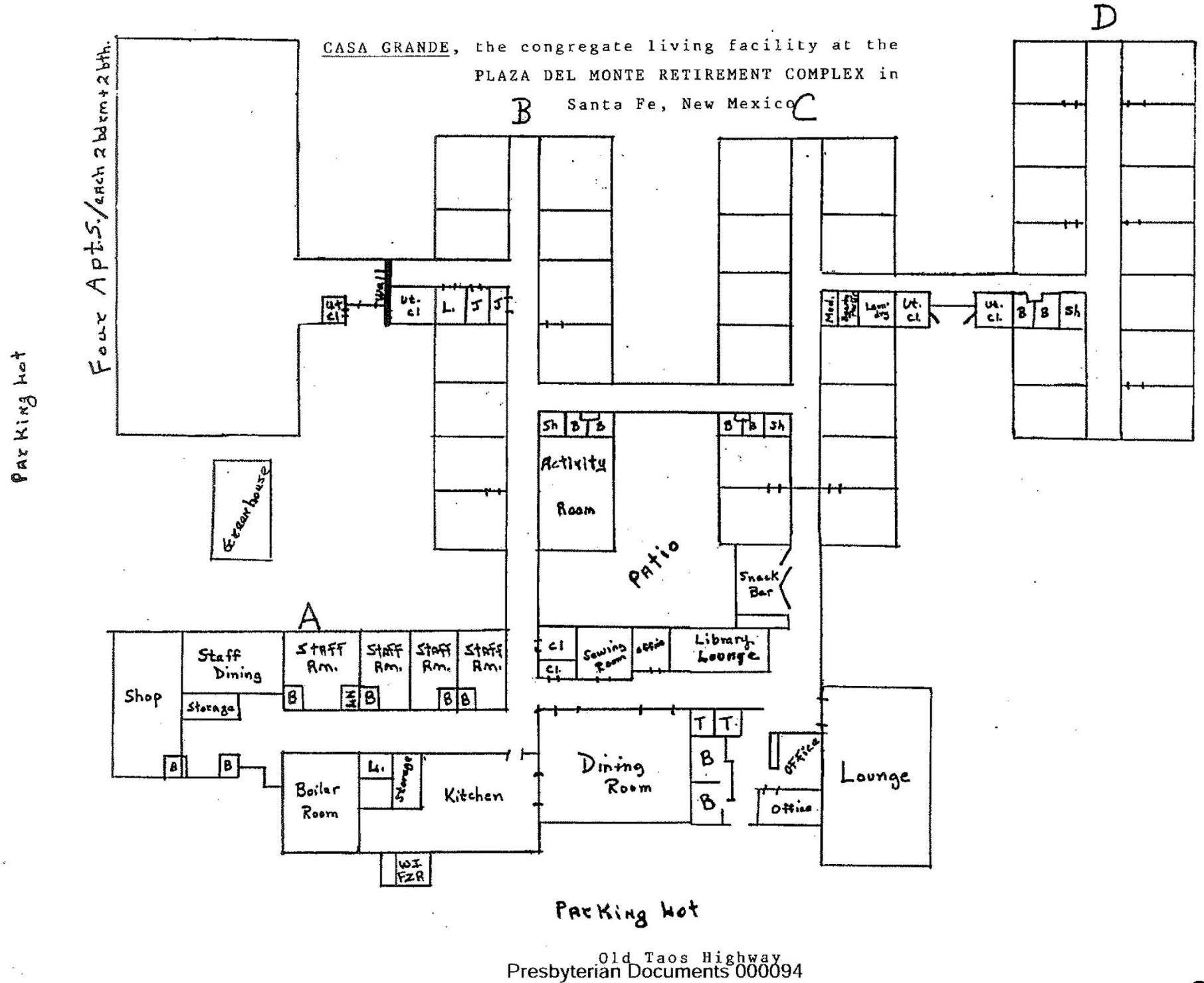
PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

Transferred from:
Current Active Records.

Residents of Plaza del Monte
Santa Fe, New Mexico
Volume V - 1990 -

Tom and Francine Collins
Elizabeth de Schweinitz
Philip & Carol Ruth Geesaman
Eleanore Kolar
Jeanne Leonard
Ray B. & Roseanna J. Parker
Tomas & Rosita Rodriguez
Margaret Rae Strane
Jim Meahem & Jean Anne Swope
Katy & Ray Zuefeldt


Fort Marcy Recreation Complex
117 CS
115 CS
113 CS
111 CS
109 CS
105 Camino Santiago #4 #3 #2 #1
103 CS
101 CS
SANTIAGO
119 CS
118 CS
114 CS
112 CS
110 CS
106 CS
102 CS
Arroyo
121 CS
120 CM
116 CM
MATIAS
120 CS
111 CM
109 CM
107 CM
105 CM
104 CM
Santiago #1 #2
Cam. #3
125 #4
122 CS
Plaza del Monte
124 CS
PLAZA DEL MONTE RETIREMENT COMPLEX
In Santa Fe, New Mexico
126 #1
Cam #2
Santiago #3 #4
Carports
Parking lot
Old Taos Highway
Parking lot
Casa Grande Facility
Washington Street
Presbyterian Documents 000093
Paseo de Peralta



Presbyterian Documents 000094

Area groups study buying retirement center

By BOB QUICK
The New Mexican Staff

The Plaza del Monte Presbyterian retirement center in downtown Santa Fe might be acquired by the Ghost Ranch Foundation of Abiquiu and Presbyterian Medical Services of Santa Fe.

A joint offer for the center is likely to be made to the Philadelphia-based Presbyterian Board of Pensions by mid-June, the current owner of the property, said John Glass, executive vice president of PMS.

The property, on the corner of Paseo de Peralta and Old Taos Highway north of the main post office, has been appraised at $1.5 million, but Glass Thursday would not disclose the amount of the planned offer.

Plaza del Monte, a home for retired Presbyterian Church workers since 1961, went on the market in late December of 1987 after the Board of Pensions said the facility and others around the country lost $550,000 that year.

The PMS/Ghost Ranch offer would not be the only one on the table. Offers have been received from other organizations all over the country, said Paul Stavrakos, a vice president of the Board of Pensions.

The board would prefer to sell Plaza del Monte to a church-related organization that would maintain the facility as a retirement home, but the board also wants to receive a fair market value, Stavrakos said.

Stavrakos would not name a minimum amount the board would accept for the property.

If the offer from PMS and Ghost Ranch is accepted, Plaza del Monte would stay entirely under the auspices of the Presbyterian Church, because Ghost Ranch also is a Presbyterian entity.

PMS runs La Residencia Nursing Center in Santa Fe and has health care clinics all over the northern part of the state.

Ghost Ranch is likely to bring to Santa Fe its program of adult education and community service provided at its 21,000-acre center in Abiquiu, Glass said.

Joe Keesecker, executive director of Ghost Ranch, declined to comment on the pending offer or his plans for Plaza del Monte.

Under the terms of the joint purchase, Ghost Ranch would take over the main building, which is now vacant, and PMS would assume control of the 37 one- and two-bedroom houses, about 25 of which are now occupied, Glass said.

The current residents of the houses, who number about 50, would be allowed to stay.

"Many of us are feeling quite optimistic about this," said Twyla Mansfield, a resident with her husband, Fred, of Plaza del Monte for the past three years. "We're hoping it goes through."

Mansfield said residents were informed of the planned offer about two weeks ago at a meeting called by PMS and Ghost Ranch.

Glass added that the rent at Plaza del Monte, which is based on residents' ability to pay, is likely to go up, but he could not say how much it would increase.

PURCHASE AGREEMENT

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.) (hereinafter referred to as "Seller") agrees to sell to NATIONAL GHOST RANCH FOUNDATION, INC. and PRESBYTERIAN MEDICAL SERVICES, INC., or their assigns (hereinafter referred to as "Ghost Ranch" and "PMS" and collectively as "Buyers") certain real property located in Santa Fe County, New Mexico, more particularly described on Exhibit 1 attached hereto and incorporated herein by reference, and the personal property described on Exhibit 2 attached hereto and incorporated herein by reference (hereinafter collectively referred to as "the Property"), and the Buyers agree to buy the Property upon the following terms and conditions:

1. Purchase Price. Buyers agree to pay a total purchase price for the Property of One Million, Three Hundred Fifty Thousand Dollars ($1,350,000.00) as follows:

a. A down payment of One Hundred Thirty-Five Thousand dollars ($135,000.00) in cash or certified funds upon the date of closing of this transaction, which payment shall include payment in full for the personal property described on Exhibit 2.

b. The balance of One Million, Two Hundred Fifteen Thousand Dollars ($1,215,000.00), together with simple interest at the rate of eight and one-half percent (8½%) per annum from the date of closing until paid in full, to be paid in one hundred (100) equal quarterly installments of Twenty-Nine Thousand Four Hundred Ten and 40/100 Dollars ($29,410.40) each, which payments are based on a twenty-five (25) year amortization of principal and interest, assuming timely payments are made. Accrued interest only shall be payable quarterly for the first six

quarters after closing. Thereafter, amortized payments of principal and interest shall commence twenty-one (21) months after the date of closing, and shall continue on the same date of each successive quarter thereafter until all principal and accrued interest shall have been paid in full.

c. The obligation of the Buyers set forth in the preceding paragraph shall be represented by a promissory note, security agreement, and statutory mortgage in substantially the form of Exhibit 3, attached hereto and incorporated herein by reference.

2. Division of the Property. It is intended that the Property shall be physically divided between the Buyers prior to closing, such that the improvement known as Casa Grande and an area surrounding it will be purchased by Ghost Ranch, and the remainder of the Property will be purchased by PMS. The personal property will be conveyed as designated by the Buyers to be identified on or before closing. It is understood and agreed, however, that Buyers, upon execution of this Agreement, are jointly and severally liable for the full purchase price of the Property even in event they cannot agree between themselves prior to closing on the terms of the Property division contemplated hereby.

At closing, each Buyer, in event the contemplated division is agreed upon, shall receive a deed to its respective tract and shall execute and deliver to the Seller its security agreement, promissory note, and mortgage. In that event, the total obligation set forth in paragraph 1b will be apportioned between the Buyers, based on the ratio that the square footage in their respective tracts bears to the total square footage in the entire tract described on Exhibit 1. In event the Buyers do not agree on this division of the Property prior to closing, the Buyers, as tenants in common, shall receive a deed to the entire Property, and shall jointly and severally deliver to the Seller their promissory note and mortgage.

3. Title Evidence. Seller agrees to provide to Buyers the following evidence of merchantable title to the Property:

Within a reasonable time not to exceed thirty (30) days after execution of this contract, Seller, at its expense, will furnish to Buyers one Owners Title Binder (New Mexico Form No. 6), which binder shall be in the amount of the purchase price, subject to the standard printed exceptions of the title company (but committing to the removal of standard exceptions 1, 2, 3, and 4) and to any reservations, covenants, and easements of record. Buyers shall have thirty (30) days after receipt of the Binder within which to examine the same and submit any objections thereto to the Seller.

If Seller is unable to cure the title objections within the specified period, then Buyers at their option may terminate this Agreement upon written notice thereof, or at their further option, accept the title as is and proceed to close in accordance with paragraph 5.

4. Contingencies. The obligation of the Buyers will be contingent upon the following:

a. Acquisition of satisfactory independent mechanical, electrical, asbestos and hazardous waste and other physical inspection of the improvements on the Property to be done at the expense of the Buyers.

b. Acquisition from the appropriate authority of any necessary zoning approval or variance from existing zoning.

c. The completion of satisfactory right-of-first-refusal and shared-use agreement between the individual buyers with respect to the use of common areas, maintenance, and utilities.

d. Approval of title and survey of the Property.

e. Buyers shall have a period of ninety (90) days after the date of execution of this Agreement by both parties, within which to eliminate the foregoing contingencies.

f. If at the end of said ninety (90) day period, the foregoing contingencies shall not have been eliminated to the satisfaction of the Buyers, the Buyers may at their option waive any such remaining contingency, or may terminate this Agreement by written notice to Seller.

5. Closing.

a. Closing shall take place within thirty (30) days from the date of written notice of the Buyers to the Seller that all of the contingencies listed in paragraph 4 above have been met or waived by the Buyers, but in no event later than one hundred twenty (120) days after the execution of this Agreement.

b. At closing, Seller shall execute a Special Warranty Deed conveying the Property, free of liens and encumbrances, but subject to 1989 taxes, if any, patent reservations, and those easements, restrictions, and covenants accepted under paragraph 3a of this Agreement and a Bill of Sale for the personal property. In addition, the Buyers shall execute the appropriate security agreement, promissory note, and mortgages, and shall cause to be paid in full the down payment required by paragraph 1a.

c. Within ten (10) days after closing, Seller shall provide, at its expense, an Owners Title Insurance Policy (New Mexico Form No. 1) in the amount of the purchase price, showing good and merchantable title for the Property vested in the Buyers, and subject only to the exceptions shown on Schedule B, Section 2, of the commitment approved by Buyers and with standard exceptions 1, 2, 3, and 4, deleted.

d. Seller and Buyers shall divide equally the customary closing costs of the title company. Each party shall be responsible for their respective recording and legal fees.

6. Seller's Commitment to Tenants of the Premises. As an inducement to the parties for the execution of this Agreement, and as consideration therefor, the Seller does hereby agree to continue its program of subsidies to rental payable to PMS by existing tenants of the Property named on Exhibit 5, attached hereto and incorporated herein by reference (the "Existing Tenants"). PMS shall be free to set its rate for the tenancy of each of these individuals in the Property. PMS agrees that for the period that any of the existing tenants are residents on the Property, its rates will be maintained at a level commensurate with other comparable retirement housing located in Santa Fe County, New Mexico. So long as the Existing Tenants remain in possession, Seller agrees to continue its program of rent subsidies and to remit directly to PMS in full, on a monthly basis, the amount due as a consequence of the occupancy of the Property by each individual named on Exhibit 5. The provisions of this paragraph shall survive the closing and the conveyance of the Property.

Furthermore, it is the express intention of the parties that the portion of the Property acquired by PMS shall continue to be operated as a retirement facility, and to the extent that it may be reasonably done, the Property shall be occupied by retired church workers and others involved with the general mission of the Presbyterian Church. PMS shall be free to set its own criteria for occupancy, but shall give priority to individuals in this category so that the overall character of the Property remains unchanged.

7. Hold Harmless. The Seller agrees to indemnify and hold the Buyers harmless from any and all liability, claims, causes of action, or demands with respect to contracts relating to its prior operation of Plaza del Monte, including any contract with any present or pending resident or employee of Plaza del Monte.

Buyers agree to indemnify Seller against, and hold Seller harmless from, any claims, cause of actions, demands, or liabilities arising from Buyers' possession and

occupancy of the Property. Buyers agree to keep the Property free and clear of any and all liens and encumbrances during the pendency of this Agreement.

8. Default Prior to Closing. In the event of Buyers' refusal to close as required by this Agreement, the Seller agrees to give the Buyer's notice of the default and a ten (10) day opportunity to proceed to closing to purchase the Property. In event of default, the nondefaulting party shall have the right to bring suit for specific performance, and pursue any other remedy at law or equity, in which case the prevailing party shall be entitled to recover costs of suit, reasonable attorneys fees, and such other and further recovery as the court may deem proper.

9. Default After Closing.

a. Time is of the essence of this Agreement. Buyers shall make the payments described in paragraph 1b and their promissory note when due. If there is a nonpayment of any amount hereinabove specified or a failure to perform or a breach of any one or more of the conditions herein set forth, and such nonpayment, failure to perform, or breach is not cured within a period of thirty (30) days after written notice thereof has been mailed to the defaulting Buyer, Seller, at Seller's option, may declare the entire unpaid balance of the defaulting party's promissory note, both principal and accrued interest immediately due and payable, and proceed to enforce payment of the same.

b. If either party commences an action against the other to enforce any of the terms hereof, or because of breach by either party, the losing party shall pay to the prevailing party reasonable attorneys fees, costs, and expenses which shall be deemed to have accrued upon the commencement of such action, whether or not such action is prosecuted to judgment.

c. Notwithstanding the other provisions of this paragraph, in the event there is a divison of the Property prior to closing but a default in the obligation executed by one of the Buyers after closing, the Seller further agrees to give the

nondefaulting Buyer written notice that the other Buyer is in default and has failed to cure the default within the thirty (30) day period specified in paragraph 10a above. The nondefaulting Buyer shall have a further period of thirty (30) days within which to cure the default prior to Seller's taking any action to enforce its rights under the mortgage, security agreement, or promissory note, or accelerate the obligation. Seller agrees that the nondefaulting Buyer may assume the balance of the defaulted obligation without penalty, upon payment within the specified period of all sums necessary to reinstate the obligation. In the event that the nondefaulting party elects to reinstate the obligation, the defaulting party hereby agrees to convey its unencumbered interest in the Property by special warranty deed, subject only to the mortgage, easements, restrictions, and reservations of record and by bill of sale, to Seller, and the defaulting party shall be released from further liability to Seller. Each party to this Agreement agrees to cooperate fully to accomplish the transfer of the Property and its associated liability to the nondefaulting party in the event it elects to proceed under this paragraph.

This paragraph 9, in its entirety, shall survive closing.

10. Taxes. Seller shall pay any ad valorem taxes on the Property prorated on the basis of the last available public assessment figure to the closing date. Buyers shall pay the taxes that may thereafter be levied or ordered by any lawful authority when due, and shall not allow any lien to attach to the Property therefor.

11. Entire Agreement. This Agreement, the contemplated mortgage, security agreement, and promissory note terms shall constitute the entire agreement between the parties hereto and shall not be subject to amendment or modification except as mutually agreed to in writing by all parties.

12. Notice. Any notice provided herein shall be by certified mail with postage prepaid, addressed to the recipient thereof at the respective address set forth below, or to any other address of which the addresser has written notice.

13. Legal Effect. This Agreement shall be binding upon, and inure to, the benefit of the parties hereto, their heirs, personal representative, and assigns; however, this Agreement cannot be assigned without Seller's written consent, which shall not be unreasonably withheld. This Agreement shall be interpreted under the laws of the State of New Mexico.

14. Risk of Loss. Risk of loss is on the Seller until closing. The Seller agrees to continue to maintain the Property until closing.

IN WITNESS WHEREOF, the parties hereunto set their hands this 17th day of November, 1989.

SELLER:

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

By Donald O Hosey

Its Vice President

BUYERS:

NATIONAL GHOST RANCH FOUNDATION, INC.

By Anne D Ross

Its Secretary

PRESBYTERIAN MEDICAL SERVICES, INC.

By James L Rubsomen

Its President

Presbyterian Documents 000103

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 17th day of November, 1989, by Donald O. Hovey.

Barbara J. Dempsey
Notary Public

My commission expires:
10-2-93

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 17th day of November, 1989, by Anne B. Noss.

Barbara J. Dempsey
Notary Public

My commission expires:
10-2-93

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 17th day of November, 1989, by James L. Riebsomer.

Barbara J. Dempsey
Notary Public

My commission expires:
10-2-93

LEGAL DESCRIPTION

A certain tract of land lying and being situate northeast of the intersection of Old Taos Highway and Paseo de Peralta in Ward No. 4 of the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly described as follows, to wit:

Beginning at a point for the southwesterly most corner of the Scottish Rite Temple (being the same corner as shown on a plat by Walter G. Turley dated March 11, 1960, Project No. 60 E-7) thence S 55°51'W a distance of 45.0 feet; thence N 72°52'W a distance of 170.0 feet; thence N 17°28'E a distance of 6.59 feet, the true point and place of beginning, the southern most corner of the tract described hereon, said point being the north right-of-way line of Paseo de Peralta; thence N 69°42'W, along said north right-of-way line, a distance of 261.48 feet; thence N 35°47'28"W a distance of 42.94 feet, to a point on the east right-of-way line of Old Taos Highway; thence N 20°11'E, along said east right-of-way line a distance of 330.55 feet; thence S 69°24'E a distance of 11.71 feet; thence N 20°11'E a distance of 458.00 feet; thence, leaving said east right-of-way line of Old Taos Highway, N 65°20'E a distance of 113.30 feet; thence N 20°35'E a distance of 36.1 feet, the northern most corner of the tract described hereon; thence S 70°52'E a distance of 654.95 feet; thence S 63°42'07"E a distance of 73.88 feet, the northeasterly corner of the tract described hereon; thence S 18o29'W a distance of 96.90 feet; thence S 39°54'E a distance of 24.80 feet; thence S 50°09'30"W a distance of 186.70 feet; thence N 72°23'W a distance of 485.50 feet, to a point marked by an existing 2 inch diameter chain link fence post; thence S 17o28'W a distance of 641.24 feet, the true point and place of beginning.

Containing an area of 9.146 acres, more or less; all as shown on that Plat of Survey for the Board of Pensions of the United Presbyterian Church of the U.S.A.; certified by Richard A. Morris, a registered professional surveyor in the state of New Mexico; said plat bears the Project No. D 8802.

Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
1984 12-pass. Dodge Van, 8 cyl.	1					apprl.	7,000.
1986 7-pass. Dodge Mini-Van, 4 cyl.	1					apprl.	9,000.
1987 1/2 Ton, 4x4, Chevrolet Pickup 6 cyl., standard box (V-6)	1					apprl.	9,500.
1969 1/2 Ton Chevrolet Pickup, 6 cyl.	1					apprl.	300.
Range, Hobart, CR401	1			2		apprl.	2,138.
Range, Toastmaster, S-2081R	1			20		apprl.	0.
Slicer, Hobart, 1612-1 + all access.	1			3		apprl.	969.
Blender, Waring, 34BL22/23	1			2		apprl.	510.
Mixer, Hobart, w/stand + all access. A120-2B & V59-12	1			3		apprl.	1,460.
Freezer, Hobart, walk-in, W1-SEFGZD	1			1		apprl.	8,264.
Shelving for walk-in freezer, 42x12x54 and 48x18x64, metal, 1 each	1					apprl.	275.
Shelving for pantry, metal, 108x12x64 and 168x18x63, 1 each	1					apprl.	125.
Dishwasher, Auto-Chlor, A-4, w/HD disposal built in counter, plus 2-tub sink, all built into stainless steel counter 44" deep and 174" long, all w/lower shelf	1			3		apprl.	3,000.
Shelving above dishwasher counter, 12x80 and 22x84, 1 each, St.Stl.	1					apprl.	50.
Freezer, upright, stainless steel, Glenco, 3 door, SF-40-S, newer compressor	1					apprl.	4,929.
Refrigerator, Glenco, 6-door, St.Stl., CSH-78-R, newer compressor	1					apprl	4,238.
Refrigerator, Glenco, 8 doors on two sides, CSH-50-R, newer compressor	1					apprl	9,792.
Table, w/wheels, 29x36x36, St.Stl.	1					apprl	300.
Carts, serving, w/wheels, St.Stl.	4					apprl	200.
Ice Machine, Scotsman, AC-30-MAE-1B	1			4		apprl	1,200.
Table, w/drawer, w/shelf, w/overhead pot rack, 30x60x36, St. Stl.	1					apprl	290.
Shelving, wall, St.Stl., 10x119, (2)	1					apprl	35.
Counter, w/lower shelf, St.Stl., w/ water fill & drains, 120x30x36	1					apprl	300.
Steam Table, St.Stl., w/refrigerator, w/plate warmers (2), w/ warmer drawers (2), w/2 small steam trays & 2 large steam trays, w/4 small chill trays and 1 large chill tray, 108x44x38	1					apprl	1,450.
~~Organ, field, pump~~	~~1~~					~~apprl~~	~~350.~~
~~Picture, Fremont Ellis, 30x35~~	~~1~~					~~apprl~~	~~13,500.~~
~~Buffet, antique, Italian Oak, large~~	~~1~~					~~apprl~~	~~6,500.~~
Cutglass, vase & pitcher	1					apprl	40.
Light fixtures in Lounge, Cooper, tin, 6-hanging, 6-wall, 1-massive hanging (all part of building - appraisal- $7,700.							

Code: "apprl." indicates appraised by an outside person/company

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Lamps, table, w/shade	22		30.	var		15.	330.
Lamps, desk, w/plastic shade	14		8.	var		4.	56.
Lamps, desk, w/metal shade	13		10	var		8.	104.
Lamps, floor, w/shade	23		25.	var		10.	230.
Chairs, desk, w/casters	3		98.	10	20	49.	147.
Chairs, straight, w/uphol. seat	26		63.	26	35	16.	416.
Chairs, dining room, w/arms	44		89.	26	35	23.	1,012.
Chairs, wooden frame, w/cushions	54		104.	26	35	27.	1,458.
Chairs, dining room, no arms	8		82.	26	35	22.	176.
Desk, walnut, 4-drawer, 52x19	5		199.	26	35	52.	260.
Stand, typewriter, metal, w/wheels	3		89.	10	15	20.	60.
Divider, wooden, w/desk & w/no desk	27		250.	26	35	75.	2,025.
Mattress and Springs (set)	30		172.	6	10	80.	2,400.
Table, 36x36, wooden, walnut	17		69.	26	35	25.	425.
Table, 24x36, wooden, walnut	6		48.	26	35	17.	102.
Table, step-up and not step-up, lamp	48		40.	26	35	10.	480.
Table, card, standard size	3		26.	4	10	15.	45.
Headboards, for bed, walnut	26		59.	26	35	25.	650.
Frame, bed, metal, single	34		30.	26	35	15.	510.
Lamps, table, oak, w/shade	5		36.	15	35	21.	105.
Chairs, high-back, w/cushion, oak	3		195.	26	35	50.	150.
Chair, lounge, oak, w/cushions	6		119.	26	35	31.	186.
Davenport, 3 seat, oak, w/cushions	2		304.	26	35	78.	156.
Table, step-up, lamp, oak	5		94.	15	35	25.	125.
Chairs, wooden, straight back, oak	2		79.	15	35	45.	90.
Screen, portable, wooden, accordian	2		69.	3	20	60.	120.
Bookcase, 4-section, dk.oak, antique	2	(glass	fronts)			300.	600.
Table, coffee, 4-ft., oak	1		96.	15	35	25.	25.
TV, Zenith, console, 25'	1		699.	6	15		400.
VCR, NEC, remote control	1	325.		3	15		250.
Amplifier w/4 hearing aids, McGohan	1	289.		3	15		230.
Record Player, McDonald, Cassette Deck, Sanyo, Amplifier and two Speakers, Realistic	1		339.	10	15		100.
Piano, Yamaha, upright	1		2,000.	8	35		1,542.
Ping Pong Table, folding, w/access.	1		272.	3	10		190.
Lecturn, oak	1						100.
Amplifier, w/4 wall-mount speakers Realistic	1		219.	10	15		73.
Rug, Chimayo weaving, 52x92, on wall	1						250.
Risers, 4x4x8, wooden	2					30.	60.
Picture, 32x44, wood frame	1						25.
Microphone, Model 676EB	1		76.	10	15		25.
Microphone, Realistic, stereo	1		29.	2	15		25.
Podium, wooden, w/carpet	1						25.
Tables, round, metal legs, formica top	3		76.	26	35	20.	60.
Chairs, round, metal legs, w/pads	12		75.	26	35	20.	240.
Davenport, 3-cushion, wood frame	1		204.	26	35	52.	52.
Chairs, wooden, w/arm, upholstered	2		89.	26	35	22.	44.
Divider, metal frame, material inset	2	69.		new		69.	138.
Desk, 38x75, w/file & drawers, walnut	1		309.	10	35		220.
File, 4-drawer, metal, standard size	1		129.	10	25		75.
File, fire-resist., legal size, 2 dr.	1		840.	4	35		744.

Code: "var" indicates various ages

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Bookcase, 33x36, wooden	1		74.	26	35		20.
Typewriter, IBM, Actionwriter 1, elect	1		600.	4	12		400.
Answering Device, Duophone, TAD3-11	1	129.		1	10		116.
Adding Machine, Casio, 1005 Model	1		79.	2	5		47.
Checkwriter, Paymaster	1		185.	4	25		155.
Phone System, Merlin, 10-Station + Paging System w/4 locations	1	6,800.		4	20		5,440.
Pictures, 28x36, mountain scene	1						25.
Picture, 12x14, lithograph	1						35.
Slide Projector, Kodak Carousel, w/ zoom lens, w/single slide adapt., w/carrying case	1	420.		3	15		336.
Bulletin Board, 24x36	1		38.	3	10		26.
Radio, Magnavoz (old), solid state	1						15.
Office Equipment, miscellaneous							30.
Communion Ware, 4 trays, 2 lids (set)	1	129.		3	30		116.
Table, card, round	1		18.	6	10		8.
Copier, Konica Royal, Model 15032MR	1	2,995.		1	10		2,695.
Picture, 21x17 (stairway, b/w)	1						25.
Pictures, photo prints, 30x26, wheat	4					25.	100.
Bulletin Board, magnetic, 18x24	1		26.	2	15		22.
Office Equipment, miscellaneous							30.
Picture, print, O'Keefe	1						25.
Pictures, 11x14, Indian	10					10.	100.
Bookcase, oak, 38x42, floor-type	3		351.	15	35	200.	600.
Bookcase, oak, 38x54, wall-type	2		599.	15	35	342.	684.
Bookcase, oak, 22x38, floor-type	1		281.	15	35	160.	160.
Bookcase, oak, 68x12, connector	1		242.	15	35		139.
Bookcase, wooden, painted, 48x72	3	140.		2	20	126.	378.
Bookcase, wooden, painted, 36x72	1	105.		2	20		94.
Bookcase, wooden, painted, 30x72	1		90.	10	20		45.
Table, 32x32, oak	2		114.	15	35	65.	130.
Table, coffee, 20x42, oak	1		114.	15	35		65.
Rack for magazines, w/casters, 58x34	1		300.	15	35		171.
Cradenza, 42x38, 2-door, oak	1		295	15	35		168.
Sectional, oak frame, upholstered	4		119.	26	35	31.	124.
Chairs, arm, oak, upholstered	4		119.	26	35	31.	124.
Coatrack, metal, 51x69,	1		104.	10	20		52.
Chair, straight-back, oak	2		79.	15	35	45.	90.
Books, 1000+ hard-back, w/reference	1,000+						1,500.
Books, soft-back	many						50.
Table w/lamp, round, oak	1		82.	15	25		32.
Rug, Chimayo weaving, 51x76	1						300.
Cardfile, for Library, 2 drawer	1	192.		2	35		180.
Picture, 22x26, lithograph	1						50.
Picture, 12x15, painting	1						35.
Ceramic Bird collection (M. Cook)	many						100.
Picture, 26x28, Indian at loom	1						25.
Picture, 28x22, Desert w/horses, pntg.	1						10.
Rug, Chimayo weaving, 27x83	1						165.
Bulletin Board, 38x46 and 39x43	2		38.			20.	40.
Cart, 2-wheel	1		30.				15.

(to page 4)

Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Easle, wooden	1						5.
Screen, movie, 6 foot w/stand	1		132.	8	25		89.
Wheelchair, leather seat & back	1		242.	8	25		165.
Table, projection, w/extension legs	1		167.	7	15		89.
Computer, Mitsuba, w/Epson printer	1	2,435.		2	10		1,948.
Table, computer, w/drawer	1	265.		2	20		238.
Typewriter, Smith-Corona, portable, electric (older)	3					15.	45.
Desk, 60x30, walnut, w/file drawer	1		239.	10	35		170.
Cabinet, wooden, painted, 29x60 w/drs.	1						25.
Office equipment, miscellaneous							20.
Pictures, miscellaneous	4					5.	20.
Scale, Digital, Model 22	1		59.	6	10		24.
Christmas decorations	many						0.
Thermo-Chests	2		24.	2	5	14.	28.
Drink Caddy	1		19.	2	5		11.
Booster Chair, childs	1						5.
Tablecloths, for 36" square tables, sets of 12, various colors	20 sets		96.	3	5	38.	760.
Exercise Bike, Schwinn	1	160.		10	15		106.
Vases, for center pieces	many						25.
Chairs, stack, leather seat & back with carts	42		28.	4	10	17.	714.
Podium, portable, w/mike, batt. opr.	1		730.	6	15		437.
Rug, Chimayo weaving, 22x46	1						75.
Rug, Chimayo weaving, 35x71	1						225.
Serving Carts for Silverware, walnut	3		350.	26	35	90.	270.
Picture, photo print, 38x48, Forest	1	600.					600.
Picture, 29x35, flowers	1						25.
Dishes, various, (in bookcase)	many						10.
Chair, stack, plastic, yellow	11		22.	6	10	9.	99.
Bookcase, metal, 36x60	1						5.
Bookcase, 48x72, wooden, painted	1		129.	10	20		60.
Table, metal, round, lawn	1		119.				25.
Cots, light weight, w/pad	2		20.			5.	10.
Games and Puzzles	many						50.
Picture, print, 31x31	10					50.	500.
Beds, Rollaway, 28 inch	1		107.	8	15		50.
Beds, Rollaway, 40 inch	1		117.	8	15		55.
Listening Carrell, walnut, w/drawer	1	630.		2	20		567.
Tape Recorder/Player, Sharp	1	130.		2	5		78.
Pictures, print, 21x25	1						50.
Pictures, print, 20x20	1						50.
Pool Table, Bumper, w/accessories	1	795.		2	15		689.
Chair, easy, upholstered	2		300.	9	15	120.	240.
Chair, easy, upholstered w/foot stool	1		300.	9	15		120.
Table, 36x59, metal legs, wood top	1		199.	26	35		50.
Chairs, high-back, w/cushions, no arm	4		69.			25.	100.
Chair, high-back, w/cushions, w/arms	1		79.				30.
Vacuum Cleaners, Tri-Star	3	1,175.		3	25	1,034.	3,102.
Vacuum Cleaner, Tri-Star	1		1,175.	15	25		470.
Vacuum Cleaner, Hoover, upright	1		180.	4	10		108.
Vacuum Cleaner, cannister-type	1		250.	4	10		150.

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Shampooer, electric	1		250.	3	10		175.
Desk, 32x58, walnut, w/typewriter pull-out, 5-drawers	1		239.	20	35		102.
Chair, desk, w/wheels, w/arms	1		192.	13	20		67.
File, metal, 2-drawer, standand	1		97.	7	10		29.
~~IBM-Computer w/Zerox printer~~	~~1~~	~~4,260.~~		~~4~~	~~10~~		~~2,556.~~
Table, computer, 30x59	1	300.		4	20		240.
Office equipment, miscellaneous							20.
Walkers, canes, crutches, health equipment - many -							100.
Chair, upholstered, easy	1		300.	10	20		150.
Chair, upholstered, straight	1		150.	10	20		75.
Sectional, 3-piece, large, upholstered	1		950.	6	20		665.
Bookcase, 36", walnut	1		74.	24	35		25.
Dresser, 3-drawer, walnut	2		239.	26	35	62.	124.
Mirrors, wall, wood frame	2		149.	26	35	38.	76.
Bench, 3 cushion, metal	1		134.	15	25		50.
Chest-of-Drawers, w/casters, painted	2		249.	2	35	234.	468.
Chairs, easy, upholstered	2		300.	10	20	150.	300.
Chair, rocking, wooden	2		159.	15	20	39.	78.
Chair, rocker, wooden	1						25.
Dresser, walnut, 6-drawer, 19x52	1		299.	26	35		76.
Mirror, wall, walnut (for dresser)	1		129.	26	35		33.
Shelves, metal, 24x48	1		49.				10.
Dresser, walnut, 3-drawer, 36x19	1		239.	26	35		61.
Chest-of-Drawers, w/casters, painted	3		249.	4	35	220.	660.
Night-stand, walnut	1		79.	10	15		25.
Drapes in all rooms, many near new, with building							-
Drapes in Dining Room, Chimayo weaving, new, with building							-
Bedspreads, Sheets, Pillowcases, Pillows, Towels, Washcloths -			3,000.	MANY			1,500.
Fans, on stands, 20"	3					5.	15.
Vacuum, for shop, wet/dry	1		109.	10	20		54.
Pop Machine	1						15.
Doors, screen, slat folding, hollow-core (new/used) - many							-
Hot Water Tank, 80 gallon, natl. gas	1	(1 yr. use - spare)		2			100.
Chairs, stack, leather seat and back	3		28.	4	10	17.	51.
Table, 36x36, metal ped., wood top	1		69.	25	35		20.
Ladders, 5', metal	1		36.				20.
Caddies, tray, metal	2		37.	new		25.	50.
Paper Goods (napkins, placemats, tissues, plastic bags, plastic cups -					in excess of -		800.
Kettles, soup, electric	2		129.	2	10	103.	206.
Dishes, china and silverware - service for 70 ($20. per service)					- in excess of -		1,400.
Pots and Pans, Servers, Coffee pots, Decanters, Percolators, Cooking Utensils - for cooking and serving 70 persons -					- in excess of -		1,500.

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Lockers, 24x78x63, double-sided, metal	14		98.	25	30	16.	224.
Lockers, 12x72x96, metal	8		98.	25	30	17.	136.
Chairs, stack, leather seat & back	6		28.	4	10	17.	102.
Step-stool, mobile, round	1		44.	4	35		38.
Table, 36" round, w/ped.	1		69.	25	35	20.	20.
Chair, step, high, metal	1		34.	10	20		17.
Bulletin Board, 24x36	1		38.				20.
House-keeping equipment (mops, brooms, mop buckets, signs, brushes, etc.)							150.
Buffer, floor, Model P15, HD, w/brushes	1		954.	15	25		381.
Cart, 2-wheel, red, HD	1		70.	5	20		52.
Chair, chrome & vinyl, w/wheels (bath)	1		99.	8	20		59.
Tables, folding, card, misc. cond.	9					2.	18.
Cart, shopping	1		20.	3	5		10.
Cart, shopping	1		15.	4	5		5.
Stand for microphone, adjustable	1		18.	8	15		10.
Table, projector	1						5.
Pictures, misc. sizes & types	7					5.	35.
Fan, circulator, floor, Dayton, 14"	2		119.	2	15	103.	206.
Washer, Kenmore, HD	1		479.	7	15		255.
Dryer, Kenmore, HD	1		399.	7	15		212.
Stool, w/back, metal, high, yellow	1		24.	10	15		8.
Screen, projection, 5', w/stand	1		119.				20.
Chairs, folding, misc. condition	11					5.	55.
Screen, projection, 3', w/stand	1		39.				5.
Ladder, 2', wooden	1		22.				5.
Chalk Board, 36x48	1		38.				10.
Chairs, lawn	1		15.				5.
Washer, Kenmore, HD	1		479.	7	15		255.
Dryer, Kenmore, HD	1		399.	7	15		212.
Dryer, Whirlpool, HD	1		399.	7	15		212.
Washer, Frigidaire, HD	1		479.	7	15		255.
Iron, steam/dry/spray, B. & D.	2		44.	2	10	35.	70.
Board, ironing	2		25.	6	10	10.	20.
Chairs, lawn	12		39.	12	15	10.	120.
Bike, 3-wheel	1						35.
Tables, picnic, w/benches	1		217.	5	10		108.
Tables, picnic, w/benches	1		159.	5	10		79.
Bird Bath	1		49.	2	10		39.
Flower Pots, Goat-heads, set a 3	1		105.	6	20		73.
Mirror, for small dresser, wall-type	1		149.	26	35		38.
Bookcase, 30x46, metal	1						10.
Chair, dryer, w/vinyl, Airflight	1		205.	10	20		102.
Chair, barber shampoo, adjustable	1		279.	10	30		186.
Time Clock, Timekeeper System 5	1	1,095.		2	10		876.
Waste Baskets, various sizes & types	40		10.	var			100.
Chest-of-Drawers, wooden, old	1						5.
TV, Zenith, 25" (older)	1		599.				50.

(to page 7)

Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Ladder, 3', wooden	1		26.				10.
Ladder, 2', metal	1		22.				10.
Cart, shopping	1		20.				8.
Cart, coffee, w/wheels & warmer	1		79.	8	15		36.
Stool, high, metal, yellow	1		19.	10	15		12.
Stool, high, metal, w/step	1		34.	7	15		15.
Shelving, 6x6, metal	2		58.	15	30	29.	58.
Shelving, 78x36, metal	2		49.	15	30	24.	48.
Table, step-up, oak	1		94.	15	35		53.
Chair, stack, w/leather seat & back	5		28.	4	10	17.	85.
Chairs, metal, w/upholstered seat and back	3		167.	15	25	66.	198.
Sectional, 3-seat, w/upholstered seat and back, metal	1		399.	15	25		159.
Refrigerator, Sears, copper, 13 CuFt	1		454.	10	15		151.
Micro-wave Oven, Hotpoint, 14"	1		205.	3	10		143.
Bookcase, wooden, 28x44	1		74.	20	35		31.
Pictures, misc. size & type	6					5.	30.
Lamp, table, oak	1		36.	15	35		20.
Tractor, TORO, w/mower & blade, etc.	1	2,975.		1	5		2,380.
Mowers, TORO, gas	2	439.		1	5	350.	700.
Roto-tiller, gas, Troy/Pony	1		500.	7	10		200.
Shredder, Wards, gas	1		400.	7	15		275.
Weedwhip, gas, Stihl	1	149.		1	3		100.
Ferti-matic, chemical	1			8	15		50.
Brush-whacker, Sears, gas	1	335.		3	5		105.
Wheelbarrow, True Temper	1		60.	1	10		54.
Wheelbarrow	1		60.	6	10		10.
Cart, bike-wheel, garden	1		40.	20	25		10.
Spreader, Scott, fertilizer	1		44.	8	20		26.
Mower, Snapper, gas	1		360.	8			50.
Trimmer, hedge, gas, Stihl	1	269.		2	5		160.
Ladder, 6', metal	1		69.	3	6		35.
Cyclone fertilizer spreader	1		70.	4	10		42.
Rakes, leaf	6		10	var.		5.	30.
Rakes, metal, regular	3		20.	var.		8.	24.
Spades	3		18.	var.		9.	27.
Shovels	5		16.	var.		8.	40.
Snow Scoops	6		10.	var.		5.	30.
Spades, square, short handle	1		15.				7.
Brooms, push	4		29.	var.		10.	40.
Special tools, long handle	6		10.	var.		5.	30.
Hoes	8		12.	var.		6.	48.
Weed whips	2		15.	var.		8.	16.
Post-hole digger, hand	1		25.				15.
Tamper	1						10.
Bar	1						15.
Miscellaneous hand garden tools	many			var.	in excess of		50.
Sprinkler, garden hoses, etc.	many			var.	in excess of		300.
Pruner, hand, extension handle	1						30.
Pruner, hand, short handle	1						10.
Chain Saw, gas, Homelite, XL-12	1		325.	3	10		225.
Snowpushers	2		10.	1	5	8.	16.
Hoe, masonry	1		22.	2	10		17.

CODE: "var." indicates various ages

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Shovel	1		16.	5			8.
Wheelbarrow	1		60.	3	10		40.
Ladder, 10', metal	1		89.	3	10		60.
Snow Scoops	2		10.	var		5.	10.
Ladder, 24', extension, metal	1		154.	8	20		92.
Cart, 2-wheel, HD, red, appliance	1		109.	6	20		76.
Lawn Packer	1						10.
Lawn Edger, hand	1						15.
Tamper	1						10.
Ladder, 6', metal	1		69.	5	10		30.
Ladder, 5', metal	1		59.	5	10		25.
Jointer, Delta, electric, 6"	1		379.	27	30		75.
Saw, Table, Delta, 10", electric	1		530.	20	30		250.
Vise, pipe, tripod, chain-type	1						100.
C-Clamp, 8"	1		27.				15.
Sledge Hammer, 10 pound	1						15.
Vise Clamps, extension-type	3		26.	var		15.	45.
Push Broom (near new)	1		29.				25.
Grinder, electric, Craftsman, 8", 2 wl.	1		59.	27	30		15.
Router, Stanley, w/bits, electric	1		89.	5	15		50.
Belt Sander, Stanley, Model 02	1		98.	5	10		45.
Skill Saw, electic, hand, 8 1/4"	1		147.	5	10		70.
Skill Saw, electric hand, 7 1/4"	1		89.	5	10		40.
Drill, electric, Rockwell, 3/4"	1		59.	5	15		30.
Drill, electric, Makita, 1/2"	1		69.	5	15		45.
Skill Saw, B. & D., electric, hand	1		49.	5	10		25.
Sander, Rockwell, vibrator, electric	1		69.	8	15		30.
Saw, reciprocating, B. & D., electric	1		138.	6	12		70.
Grinder, Stanley, hand, electric, HD	1		99.	8	15		55.
Drill, Thor, electric, hand, 5/8"	1		99.	5	15		65.
Air Compressor, portable, Wards, 220 voltage, HD, 7 gal., 100#	1		179.	7	20		125.
Electric Supplies - light bulbs, wire, electric motors (new & used) for furnaces, compressors and pumps, switches, etc., etc.				in excess of -			1,450.
Plumbing Supplies - pipe fittings, water pumps (new and used), pipe (copper and steel), valves, new circulating pump & motor unit, furnace belts, solder, new thermostats, etc., etc.				in excess of -			3,000.
Roof Repair Materials - compounds, etc.				in excess of -			250.
Building Repair Materials & Supplies - screws, bolts, nails, glazing, caulking, sandpaper, hinges, paint, varnish, stain, etc., etc.				in excess of -			1,200.
Shovel	1		16.				8.
Push Brooms	2		29.	var		14.	28.
Broom, regular	1		8.				4.
Hoe	1		12.				6.
Saws, hand	5		9.	var		5.	25.
Electric extension cord, 50'	1		39.				19.
Electric extension cord, 25'	1		19.				9.

CODE: "var" indicates various ages

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Plungers, bathroom stool	6		3.	var		2.	12.
Oil Cans	4		4.50	var		3.	12.
Wrenches, pipe, 36"	1		56.				28.
Wrenches, pipe, 18"	1		21.				11.
Wrenches, pipe, 12"	1		15.				8.
Cutter, pipe	1		12.				6.
Wrenches, pipe, 24'	1		36.				18.
Bernz-Omatic Solder Set	1		11.				6.
Pipe Threader Set w/adapters to 1 1/2"	1		139.				70.
Tool Box, 12", for hand tools	1		19.				10.
Wrenches, box-end, 7/16, 9/16, 1/2	3		5.25	var		3.	9.
Bolt Threading Set	2		79.	var		39.	78.
Saw Blades, various sizes & types	many			var			15.
Hammers, rubber	2		3.50	var		2.	4.
Screw-driver & Nut-driver Set	1		12.				6.
Files, hand, metal	3		2.50	var		2.	6.
Paint Rollers/Brushes	many			var			50.
Square, metal, carpenter, 16"x24"	1		16.				8.
Crowbar, 18"	1		8.				4.
Crowbar, 24"	1		10.				5.
Files, rat-tail, for wood	4		2.50	var		2.	8.
Hatchet, metal, 17"	1		27.				14.
Level, 4', metal	1		21.				11.
Level, 24", metal	1		17.				9.
Level, 30", metal	1		19.				9.
Pliers, diagonal, small	1		9.				5.
Pliers, diagonal, large	1		10.				5.
Pliers, pointed-nose	2		9.	var		4.	8.
Pliers, electric, metal	1		4.50				3.
Test Tool for electricity	2		16.	var		8.	16.
Cutters, wire, small	1		7.				4.
Cutters, wire, large	2		8.	var		4.	8.
Pliers, regular, 10"	1		6.				3.
Pliers, water-pump, 10"	2		9.	var		5.	10.
Pliers, water-pump, 16"	1		22.				11.
Draw-Knife	1		19.				9.
Bars, straight, 18"	2		8.	var		4.	8.
Wrenches, ratchet, 5/8 and 3/4	1		6.50				4.
Wrenches, ratchet, 9/16 and 1/2	1		5.50				3.
Wrenches, ratchet, 7/16 and 3/8	1		5.				3.
Wrenches, ratchet, 5/16 and 1/4	1		4.50				3.
Wrenches, box-end, 5/16 and 1"	1		10				5.
Wrenches, box-end, 7/8 and 13/16	1		9.50				5.
Wrenches, box-end, 3/4 and 11/16	1		9.50				5.
Wrenches, box-end, 5/8 and 11/16	1		6.50				4.
Wrenches, box-end, 9/16 and 1/2	1		5.50				3.
Wrenches, box-end, 7/16 and 3/8	1		4.50				3.
Wrenches, combination, 7/16	1		4.				2.
Wrenches, crescent w/notched jaws, 12"	1		20.				10.
" " " " 10"	1		14.50				7.
" " " " 8"	1		12.				6.
Wrenches, crescent, regular jaws, 18"	1		29.				15.
" " " " 15"	1		27.				14.
" " " " 12"	1		17.				9.
" " " " 10"	1		12.				6.

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Wrenches, crescent, regular jaws, 6"	1		8.				4.
Hammers, various types and sizes	6		14.	var		6.	36.
Saw, key-hole	2		4	var		2.	4.
Saw, metal, hack	1		7.50				4.
Tin-snip, 12"	1		22.				11.
Pliers, metal-cutter	4		8.	var		4.	16.
Pliers, electric wire, 8"	1		11.				6.
Cutter, wire, heavy duty, 12"	3		12.	var		6.	18.
Drill Brace	1		14.				7.
Bits, 18" long, various sizes	4		6.	var		3.	12.
Bits, for brace, various sizes	14		6.	var		3.	42.
Screwdrivers, various sizes	12		3.	var		2.	24.
Bits, metal, set of 16	1		50.				25.
Measuring Tape, 100'	1		22.				11.
Saw, Coping	1		5.				3.
Saw, mitre-box	1		7.				4.
Bits, drill, smaller than 1/2" (new)	20		3.			3.	60.
Brushes, wire	2		2.50	var		2.	4.
Sanders, hand, for sandpaper	2		4.50	var		3.	6.
Saw, for plastic pipe	1		6.				3.
C-Clamps, 3"	2		3.	var		2.	4.
C-Clamps, 4"	2		5.50	var		3.	6.
C-Clamps, 5"	2		7.50	var		4.	8.
C-Clamps, 6"	2		8.50	var		5.	10.
Putty Knives, various size and type	8		1.50	var		1.	8.
Flashlights, 2 battery	10		7.	var		3.	30.
Grease Gun	1		12.				6.
Lantern	1		13.				6.
Tool Box, 19", hand, metal	1		39.				20.
Hammer, metal	1		9.				5.
Measuring Tape, 12'	1		9.				5.
Screwdrivers, various sizes	6		3.50	var		2.	12.
Allen Wrench, combination tools	2		3.50	var		2.	4.
Wrench, crescent, 8"	1		12				6.
Pliers, pointed-nose, 8"	1		7.				4.
Pliers, regular, 8"	1		6.				3.
Pliers, water-pump, 10"	1		9.				5.
Wrenches, socket, 1/2 dr., set of 26	1		49.				25.
Phelps-head wrenches	1		3.				2.
Roto-Rooter, Heavy Duty, hand	1		29.				15.
Square, adjustable, 12"	1		13.				6.
Cutters, glass, various sizes	3		6.	var		3.	9.
Allen Wrench Set, small, set of 9	1		3.50				2.
Allen Wrench Set, large, set of 9	1		6.				3.
Tool Box, 21", hand, metal	1		49.				24.
Miscellaneous hand tools for carpentry shop	many			var-in	excess	of -	150.
Vacuum, electric, portable, Swingette	1		47.				23.
Knives, utility	2		6.	var		3.	6.
Ladders, wooden, 4'	1		26.				13.
Ladder, wooden, 2'	1		22.				11.
Saw Horses, wooden	2		7.			3.	6.
Vise, for wood, 6", bench-mount	1		37.				19.
Vise, for metal, large, heavy duty	1		64.				32.
Tool, hand, for concrete work	7		11.	var		5.	35.
CODE: "var" indicates various ages			FINAL TOTAL OF 10 PAGES =				$163,180.

PROMISSORY NOTE

$_____ _____, 19___

Payable as noted below, without grace, waiving protest and suit, the undersigned, for value received, promises to pay to the order of THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.) the sum of _____ Dollars ($_____), plus interest upon the unpaid balance at the rate of eight and one-half percent (8½%) per annum from the date hereof until paid in full, and if the same is not paid when due, the undersigned promises to pay all costs of collection, including reasonable attorneys fees, if suit be brought on this note, or if attorneys are employed to collect the same.

This note is payable in six (6) equal quarterly installments of interest only, in the amount of _____ Dollars ($_____) each, beginning _____ and continuing on or before the same date of each succeeding quarter until _____, on which date amortization of the principal shall begin with one hundred (100) equal quarterly payments of _____ Dollars ($_____) each, beginning twenty-one (21) months after the date thereof and continuing on or before the same date of each succeeding quarter until paid in full. The maker shall have the right to prepay all or any part of the unpaid principal balance at any time without penalty. All payments shall be first applied to interest and the balance to principal.

If maker is in default of its obligations under the mortgage or security agreement of even date herewith securing payment by Maker or in payments in accordance with the schedule set forth above, the holder of the note shall give the maker notice by certified mail, return receipt requested, of such default and if the same is not paid with thirty (30) days of mailing of such notice, the holder may accelerate the maturity of the entire unpaid principal balance and accrued interest.

EXHIBIT 3

If the installment payment is not made on or before the due date or within a grace period of thirty (30) days thereafter, then a late charge of five percent (5%) of the installment payment shall be added thereto and shall be payable to the holder of this note.

_____
Maker

EXHIBIT 3

MORTGAGE

National Ghost Ranch Foundation, Inc., hereinafter called Mortgagor, whose address is _____, for consideration paid, grants to The Board of Pensions of Presbyterian Church (U.S.A.), hereinafter called Mortgagee, whose address is _____, the real estate in the County of Santa Fe, New Mexico, and described on Exhibit A hereto, with mortgage covenants and subject to the statutory *mortgage condition.*

1. This mortgage secures the performance of he following obligations:

(a) Payment of the Promissory Note executed and delivered simultaneously herewith and made payable to Mortgagee in the amount of _____, with interest as therein stated, and any extensions or renewals thereof. This mortgage shall not be released until the note and all interest thereon have been paid in full.

(b) Payment of all loans, advances, indebtedness, or liabilities, whether now existing or which hereafter come into existence, whether matured or unmatured, whether direct or indirect, absolute or contingent, primary or secondary, including any extensions and renewals thereof, due Mortgagee from Mortgagor regardless of how acquired by Mortgagee and whether obligatory or discretionary up to the amount of $1,500,000.

(c) Payment of all expenses incurred by Mortgagee should Mortgagee or its assigns become involved in litigation by reason of this Mortgage including, but not limited to, reasonable attorneys' fees and costs.

(d) Payment of all sums expended by Mortgagee pursuant to the terms and provisions of the statutory mortgage condition.

(e) Payment of reasonable attorneys' fees if the indebtedness secured hereby is placed in the hands of attorneys for collection.

2. This Mortgage is also subject to the following conditions in addition to the statutory mortgage condition:

(a) If Mortgagor fails to perform any obligation or promise under this Mortgage or the Note, or in the event Mortgagor performs some act prohibited herein or allows some act to happen which Mortgagor is obligated to prevent, then in any of such events, Mortgagee may at its option declare all amounts hereby secured immediately due and payable.

EXHIBIT 4

(b) All rights and remedies of Mortgagee under this Mortgage are cumulative and not exclusive.

(c) Any obligation secured by this Mortgage not otherwise specifying interest shall bear interest at twelve percent (12%) until paid.

(d) A waiver by Mortgagee of any default under this Mortgage or Note shall not be construed as a waiver of future defaults.

3. This Mortgage is subject to foreclosure as provided by law upon any breach of the statutory mortgage condition or other conditions hereof by Mortgagor.

4. The execution, delivery, and performance by Mortgagor of the Mortgage and the borrowing evidenced by the Note are within Mortgagor's corporate powers and have been duly authorized by Mortgagor's Board of Directors, shareholders, and all other requisite corporate actions; have received all (if any) requisite prior governmental approval in order for them to be legally binding and enforceable in accordance with the terms thereof; and will not violate, be in conflict with, result in a breach of, or constitute (with due notice of lapse or both) a default under, any decision, judgment, statute, regulation, permit, license, or privilege or result in the creation or imposition of any lien, charge, or encumbrance of any nature whatsoever upon any of Borrower's property or assets, except as contemplated by the provisions of the Note and Mortgage. The Note and Mortgage constitute the legal, valid, and binding obligations of Mortgagor in accordance with their respective terms, and Mortgagor has full and lawful authority to borrow the money evidenced by this Note and to bargain, grant, sell, mortgage, assign, transfer, and convey all of the Mortgaged Property as set forth therein.

5. Mortgagor will duly pay and discharge, or cause to be paid and discharged, all taxes, water, gas, sewer and refuse, electricity, and any other charges, fees, or assessments of any nature (hereinafter "taxes and other charges"), not later than the due date thereof, or the day any fine, penalty, interest or cost may be added thereto or imposed, or the day any lien may be filed, for the nonpayment thereof (if such day is used to determine the due date of the respective item); provided, however, that Mortgagor may, if permitted by law and if

installment payments would not create or permit the filing of a lien against the Mortgaged Property, pay the taxes and other charges in installments whether or not interest shall accrue on the unpaid balance of the same. Mortgagor may in good faith, in lieu of paying such taxes and other charges, as they become due and payable, by appropriate proceedings, contest the validity thereof. During such contest Mortgagor shall not be deemed in default hereunder because of such nonpayment if, prior to delinquency of the asserted tax or other charges, Mortgagor furnishes the Mortgagee an indemnity bond, conditioned that such tax or other charge with interest, cost and penalties be paid as herein stipulated, secured by a deposit in cash or security acceptable to Mortgagee or with surety acceptable to Mortgage, in the amount of the tax or other charge being contested by Mortgagor and a reasonable additional sum to pay all possible costs, interest and penalties imposed or incurred in connection therewith. Upon conclusion of such contest Mortgagor shall promptly pay any amount adjudged by a court of competent jurisdiction to be due, with all costs, penalties and interest thereon prior to the date such judgment becomes final or any writ or order issued under which the Mortgaged Property may be sold pursuant to such judgment. Should Mortgagor fail to pay the taxes or other charges as set forth herein, then Mortgagee shall have the right without notice or demand to pay the same. If Mortgagee does so, the same will be added to the principal under the Note and bear interest at the rate set forth therein.

6. All notices or other communications required or permitted to be given pursuant to this Mortgage shall be in writing and shall be considered as properly given if mailed by registered or certified United States mail, postage prepaid, or by delivering the same in person to the intended addressee or by prepaid telegram. Notice so mailed shall be effective and deemed received seventy-two (72) hours after being deposited in a post office or other official depository under the care and custody of the United States Postal Service. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notice, the addresses of the parties shall be as first written

above, provided, however, that Mortgagor and Mortgagee shall have the right to change their address for notice hereunder to any other location within the continental United States by the giving of thirty (30) days notice to the other party in the manner set forth hereinabove.

7. The Note and Mortgage may be amended or modified only by written instrument executed by the party against whom enforcement is sought.

8. All damages awarded as a result of condemnation for injury to, or taking of any part or all of the Mortgaged Property, are hereby assigned to Mortgagee, and Mortgagee shall have the option to apply the monies received to any amount secured under this Mortgage or to release such monies to Mortgagor.

9. It is a requirement hereunder that written approval from the Mortgagee must be obtained prior to any sale, gift, exchange, conveyance, encumbrance, or other transfer of the Property. In the event such prior written approval has not been obtained, the entire unpaid indebtedness under the Note and this Mortgage shall be due and payable at the time of any such transfer. In the event the Mortgagee should agree to the assumption of this Mortgage by a third party, the Mortgagee shall have the right to require complete financial information from such assuming party and a right to charge a customary assumption fee. In the event a conveyance should be made by the Mortgagor of the Property herein described, or any part thereof, and the grantee named in such conveyance fails or refuses to assume the payment of the obligation evidenced by the Note and secured by this Mortgage, and in accordance with their respective terms, then and in that event, at the option and upon the demand of the Mortgagee, all sums of money secured hereby shall immediately become due and payable. In the event the ownership of the Property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this Mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forebear to sue or

may extend time for payment of the debt secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured. This Article nine shall not apply to a transfer by mortgagor to Presbyterian Church (U.S.A.), a corporation.

10. Until default in the performance of the covenants and agreement of this Mortgage, the Mortgagor shall be entitled to collect the rents, issues, and profits from the Property, but in case of a default in any of the terms of this Mortgage or the filing of a complaint to foreclose this or any other mortgage encumbering the Property, the Mortgagee shall immediately, and without notice and as a matter of strict right, be entitled to the appointment of a receiver of the Property and of the rents, issues, profits, prepaid rental or security monies, deposits, and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in such cases, and such appointment shall be made by such court as a matter of strict right to the Mortgagee and without reference to the adequacy or inadequacy of the value of the Property, or to the solvency or insolvency of the Mortgagor, and such rents, profits, prepaid rentals, or security monies, deposits, income, and revenue shall be applied by such receiver to the payment of this Mortgage indebtedness, cost, and charges, according to the order of such court, and such receiver may be continued in possession of the Property until the time of the sale thereof under such foreclosure and until the confirmation of such sale by the court.

11. Mortgagor, upon the request of the Mortgagee, will execute, acknowledge, deliver, and record such further instruments and do such further acts as may be necessary or desirable to carry out the purposes of the Note and Mortgage, to subject the Mortgaged Property to the lien intended hereby and to put third parties on notice of the lien intended hereby.

12. In the event of judicial foreclosure of this Mortgage, the period of redemption shall be limited to one month after date of sale and the Mortgagee or its assigns may become the purchaser of the premises, or any part thereof, at such sale.

13. Any default by Mortgagor in the payment or performance of the promissory note shall, at the option of Mortgagee, constitute a default with respect to the Note and this Mortgage. Mortgagee shall be entitled to accelerate payment of the Note, so that they shall be and become immediately due and payable.

14. If any of the sums of money referred to in the Note or in this Mortgage be not promptly and fully paid when the same severally become due and payable, or if each and every stipulation, agreement, condition and covenant of the Note and this Mortgage, or either, is not promptly and fully performed, complied with and abided by, then: (a) all obligations under the Note and under this Mortgage, including but not limited to sums advanced by the Mortgagee to protect its security or lien position in the Property or any of its rights under this Mortgage, shall immediately and without further notice to Mortgagor bear interest at twelve percent (12%); and (b) the aggregate sum mentioned in the Note, together with all other obligations under the Note and under this Mortgage, shall become due and payable forthwith without further notice to Mortgagee, or thereafter at the option of the Mortgagee, as fully and completely as if the full principal amount here secured were originally stipulated to be paid on such date, anything in the Note or herein to the contrary notwithstanding.

15. No extension of time or modification of the terms of the Note and this Mortgage, and no release of any part or parts of the Property shall, without the consent of the Mortgagee, release, relieve, or discharge the Mortgagor from the payment of any of the sums hereby secured, but in such event the Mortgagor shall nevertheless be liable to pay such sums according to the terms of such extension or modifications unless specifically released and discharged in writing by the Mortgagee; further, acceptance of part payment of

any installment of principal or interest, or both, or of part performance of any covenant or delay for any period of time in exercising the option to mature the entire debt, shall not operate as a waiver of the right to exercise such option or act upon such default, partial acceptance or any subsequent default.

16. It is further mutually agreed between the parties hereto and made a specific part of this instrument, that in case any word, clause, term, phrase or paragraph used in the Note and/or this Mortgage should be held to be unconstitutional or illegal by any court of competent jurisdiction, the same shall not affect, alter or otherwise impair the meaning of any other word, clause, term, phrase or paragraph in the Note and Mortgage, and the same shall stand in full force and effect and shall be obligatory upon the assignees, heirs and legal representatives of both respective parties hereto.

17. To further secure payment of the indebtedness of the Mortgagor to the Mortgagee, the Mortgagor does hereby sell, assign, transfer and set over unto the Mortgagee all of the rents, issues and profits of the Property, which assignment shall remain in full force and effect so long as any default continues to exist in the making of any of the payments or the performance of any of the covenants of this Mortgage or the Note secured hereby. The Mortgagee shall have the right to enter upon the premises and collect rents, issues and profits directly from persons in possession but shall defer exercise of this right for so long as no default exists under the Note or this Mortgage. In addition, upon default or the filing of a complaint to foreclose this or any mortgage securing the Property, the Mortgagee shall immediately, and without notice and as a matter of strict right at its sole option, be entitled to the appointment of a receiver with the usual powers and duties of receivers in such cases, and such appointment shall be made by such court as a matter of strict right to the Mortgage and without reference to the adequacy or inadequacy of the value of the property, or to the insolvency or solvency of the Mortgagor. Such receiver may

be continued in possession of the Property until the time of the sale thereof under such foreclosure and until the confirmation of such sale by the Court.

NATIONAL GHOST RANCH
FOUNDATION, INC.

By: _____

Its: _____

THE BOARD OF PENSIONS OF
PRESBYTERIAN CHURCH (U.S.A.)

By: _____

Its: _____

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this _____ day of _____, 1989, by _____, its _____, for and on behalf of National Ghost Ranch Foundation, Inc.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this _____ day of _____, 1989, by _____, its _____, for and on behalf of The Board of Pensions of Presbyterian Church (U.S.A.).

_____
Notary Public

My Commission Expires:

_____

ROSTER OF PLAZA DEL MONTE RESIDENTS

Codes: (#-#) indicates month and day of birthday
Cam. Sant. means Camino Santiago
Cam. Mat. means Camino Matias

Allen, Eugene (4-23) & Doris (12-15), 109 Cam. Sant., 87501 . . .	988-5403
Basten, Al (11-13) & Lorna (6-4), 106 Cam. Sant., 87501	984-0893
Bathgate, John (12-3), 105 Cam. Sant., Apt. 4, 87501	982-2224
Byrd, Sidney (12-19) & Sue (4-23), 125 Cam. Sant., Apt. 4, 87501	982-4699
Currie, John* (5-16) & Edna (1-13), 125 Cam. Sant., Apt. 1, 87501	983-9679
Elser, Franklin (8-7) & Betty (5-25), 107 Cam. Mat., 87501 . . .	982-6282
Floyd, Marion (5-6) & Pat (4-18), 116 Cam. Mat., 87501	982-5902
Hamerson, Lars (10-13) & Margaret (12-24), 111 Cam. Mat., 87501 .	982-8940
Harris, Glen** (3-11) & Jane (2-24), 121 Cam. Sant., 87501 . . .	988-1053
Holland, William (1-27) & Doris (7-7), 119 Cam. Sant., 87501 . .	982-1486
Ingersoll, Alyce (1-2), 120 Cam. Sant., 87501 .	988-3272
Kennell, Olen (8-9) & Helen (5-13), 111 Cam. Sant., 87501	983-1358
Lutz, Oscar (2-9) & Deede (5-22), 122 Cam. Sant., 87501	989-8327
Mansfield, Fred (6-2) & Twyla (2-4), 115 Cam. Sant., 87501 . . .	984-1431
Medina, Jose (10-20) & Helen (6-24), 105 Cam. Sant., Apt 3, 87501	988-1509
Olmstead, Paul (4-7) & Shirley (4-13), 105 Cam. Mat., 87501 . . .	982-0250
Romig, Arthur (10-7) & Helen (8-7), 104 Cam. Mat., 87501	984-8824
Schwarz, Larry (6-9) & Margaret (3-27), 114 Cam. Sant., 87501 . .	983-5127
Slosser, William** (12-24) & Mildred (4-13), 113 Cam. Sant., 87501	983-6129
Smithson, Bonnie (3-17), 117 Cam. Sant., 87501	988-2705
Spining, Duncan (12-24) & Eleanor (3-8), 118 Cam. Sant., 87501 .	988-1562
Strane, Margaret (10-8), 112 Cam. Sant., 87501	988-3198
Walkup, Frank (9-8) & Margaret (4-3), 101 Cam. Sant., 87501 . . .	983-7420
Young, Paul ( ) & Mary Frances ( ), 102 Cam. Sant., 87501 .	

* residing at Horizon Nursing facility
** residing at Casa Real Nursing facility

EXHIBIT 5

CURRENT SERVICE PROGRAM AND DELIVERY SYSTEM

Plaza del Monte is a beautiful campus consisting of well maintained buildings in a style complimentary to the City of Santa Fe and the area. The buildings and grounds reflect the care and concern that people have demonstrated since its beginning as a Retirement Center in 1961. The campus is unique in that it permits two programs to work independently, or in concert with each other. Most land sites do not permit this luxury. In order to achieve the purposes of Independent Living (Las Placitas), and Assisted Living (Casa Grande), this is a most important factor because they serve two different publics. A map not drawn to scale, but descriptively accurate, is attached (Exhibit B).

CASA GRANDE

Casa Grande (28,428 sq. feet) in its present configuration offers 27 single rooms, four two bedroom studios and four (4) two bedroom apartments. Currently the four two bedroom units are a part of Las Placitas, but it is this writer's view, the best use of the these units would be to return them to serve the Assisted Living Units. All utilities for these apartments are supplied by the Casa Grande and are under the roof of Casa Grande. The apartments would have to be modified to provide access from the interior coridors.

While the interior of Casa Grande has an institutional look, much could be done by an interior designer that would upgrade its eye appeal. All of the necessary components for services to a

Presbyterian Documents 000128

sq. feet) but they are sufficient to permit this conversion. We should always remember that large community areas for social gatherings exist outside the individual rooms and it is important for the residents to use these areas for socialization, so in essence, the units do not have to be large in themselves because of the other space that is available.

Third option is to have a small refrigerator and food counter built into a position of the closet in the units. Thus, some "in room" activity can take place that include light food and beverages. Refrigerators are also necessary for the storing of certain medications taken by the residents.

Fourth option would be to install a central automatic bathing unit for those who require assistance. One or two of the areas now devoted to central bathing rooms could be joined together to provide space for these modern bathing units.

With these changes, this facility could be marketed as a viable Assisted Living facility.

LAS PLACITAS

Las Placitas consists of 37 dwelling units in 25 buildings. Nineteen are single family dwellings, three are duplexes and three are four-plexes. Five of the residences were exisiting at the time the project was dedicated and the remainder of the buildings were built from 1962 to 1972. All buildings have been remodeled or renovated and are in excellent condition.

Presbyterian Documents 000129

Currently twelve units are vacant as the result of admissions being frozen by the Board of Pensions after the announcement of the intent to sell the property. This freeze has now been lifted and the waiting list which had some 25 people on it at the time of the freeze, are now being revisited to determine an interest in moving to Santa Fe. Las Placitas depends entirely on the Board of Pensions for referrals and the occupancy does not reflect any local demand.

All of the units are ready for occupancy and have no deferred maintance. Most of the units have a fire place with large areas for dining and living. Units are both one and two bedrooms. Most have new carpet and many have new drapes.

The attached exhibit from the Donnell report cites the type of dwelling, area by square feet, room count of each dwelling and age (years) as well as comments on the structure and repair. The best description of the property by unit was done by the manager in connection with a slide presentation. A copy is attached as Exhibit D.

It should again be pointed out that any person or group interested in Plaza del Monte should carefully read the Donnell, Donnell & Associates 1988 appraisal. It has many important facts that are not duplicated in this report but are of major importance in determining the conclusions arrived at in this report.

Currently no direct resident services except transportation, under certain conditions, are being rendered in the Placitas apartments by the management of Plaza del Monte. This in no way clouds the issue that informal services such as counseling, church services, and leisure time activities are provided by management.

Presbyterian Documents 000130

Most of the events are conducted at Casa Grande. An informed network of assistance by residents in behalf of other residents go on each day. Some of these include direct care of ill spouses and friends, informal meal service for those who do not or cannot cook, transportation, shopping assistance, physician's visits, etc. This network is effective but appears to now becoming strained due to the number of people living in the Placitas who require assistance in one or more areas on a day to day basis.

It is this consultant's view that regardless of the program direction at Casa Grande, the Placitas should stand alone. Services would be provided as needed and billed accordingly. In order to accomplish this it would be necessary to provide for a central building to house recreation, socialization, chapel and kitchen services on the Placitas site. The population that will be attracted to these Independent Living units are now averaging 80 years of age, and certainly, services need to be on site and available to them on an as needed daily basis. In most instances the direct billing for service could amount to an average of $150.00 to $200.00 per month per unit. Services to be billed include one meal per day, housekeeping and laundry services, transportation, and home health nursing. With these services provided, residents in the apartments can remain for longer periods of time before they have to capitulate to more institutional care. Obviously this program would have real value to couples when one partner needs assistance. If Casa Grande is an Assisted Living facility, then they could ultimately turn to them for more intensive service.

Having services available for the Placitas residents at Casa Grande is not appropriate for the long term due to the demands of that population on space and program. Casa Grande buildings can only serve 40 to 45 people adequately so they cannot be of help to the Placitas residents once they reach that occupancy level. They can be of help in the short term while both programs are developing and the Placitas are building or remodeling their own center.

An issue to be considered is the new Fair Housing Law that the Federal Congress recently passed to insure families the opportunity for more rental housing opportunities. In order to maintain a housing project for the exclusive use of the elderly, at least one person living in each unit must be 55 years of age or older and services must be offered to the residents that are specifically designed for their needs, such as food service, transportation, activities and counseling. This is just another reason for providing a central service building for the use of the residents of Las Placitas.

In summary, Las Placitas management needs to be in direct charge of its own population. Services should be provided to insure longer and more comfortable stays in these Independent Living units. The central congregate building can either be provided by the remodeling of the large Residential Unit (such as the former teachers residence), or the construction of a new building that could be located on the "green area" of the campus.

In the future certain older structures could be demolished and new apartments could be built in their stead. This would permit the operator to increase the number of units available, and

thus, increase its economic viability. The campus was not developed with the intention of maximizing land use so building sites with certain demolition could be increased if this were ever necessary. This is not a major factor now but could be in the future.

Las Placitas is well served by the adult recreation facility (Fort Marcy) that adjoins the property to the north. The facility operated by local government could really be considered as an needed extension of the Placitas Campus. Many needed recreational activities are provided by this program and do not have to be duplicated on this campus.

Las Placitas is a viable program now and will continue to be appropriate and needed in the future.

A Brief History of

PLAZA DEL MONTE

Square of the Mountain

The year 1986 marks the twenty-fifth anniversary of the opening of Plaza del Monte, a retirement facility operated by the Board of Pensions of the Presbyterian Church (U.S.A.). Plaza del Monte is a home for retired servants of the Church, including ministers, missionaries, commissioned Church workers, and their spouses.

A Homes Program of the Board of Pensions was inevitable, inasmuch as most servants of the Church, particularly in earlier years, had lived in manses or facilities provided by the Church. Consequently they came to a time of retirement without a home, or equity in a home, and in too many cases had made inadequate provision for their retirement. The Homes Program began in 1883 when a New York City doctor gave his home to be used as a "home for disabled ministers, and the widows and orphans of deceased ministers of the Presbyterian Church". The Program has grown across the country through more than 100 years with the provision of clusters of individual homes, apartments, new congregate homes and nursing homes and in some cases private homes that were left by concerned Christians who wished to provide a home for retired servants of the Church.

It was on the former site of the Allison-James School in Santa Fe that construction began in 1960 of a large congregate home for retired servants of the Church, to be known as Plaza del Monte. The construction of individual homes and apartments followed over the next twelve years, until the present facility was completed.

Plaza del Monte in Santa Fe, New Mexico, is considered one of the finest retirement facilities of the Presbyterian Church (U.S.A.), being ideally located a few short blocks from downtown Santa Fe and close to Church, library, theatres, stores and shops. It is located on an historical site where quite possibly Native Americans once lived, hunted, and tilled the soil. Arrowheads and potshards give evidence of this likelihood.

In 1846 New Mexico became part of the territory annexed to the United States from Mexico. Education and religious instruction were in a deplorable state throughout the area. Methodist, Baptist and Presbyterian missionaries began to arrive in the mid eighteen hundreds to minister to the forgotten people who had migrated on the Santa Fe Trail, and to the Indians and Hispanics who had lived here for centuries.

The first Presbyterian missionary to visit Santa Fe was Miss Matilda Allison, who stopped in 1848 on her way to Chihuahua. She stayed long enough to organize a group of women for prayer and Bible Study and returned several years later as a teacher in a girls' school. The Reverend David McFarlan and his wife, Amanda, came to Santa Fe in 1866 and organized the First Presbyterian Church and a small parochial school, beginning with eleven pupils. This was the seed of many years of distinguished work done by the Presbyterian Church,

not only in establishing churches, but especially in starting schools in the small towns and villages in the mountains.

Allison-James School was one such school and for 93 years occupied the site on which Plaza del Monte is now located. The School was to go through many changes, locations, and name changes until in 1913 it became the Allison-James School for girls. In 1934 the School became co-educational; a boarding Junior High School for one hundred boys and girls. In 1959 when the purposes for which Allison-James School was founded were being fulfilled by public schools in most towns and villages of New Mexico, this historic School was closed.

In 1960 when the Board of Pensions was actively engaged in providing retirement housing for retirees, it secured the Allison-James campus from the Board of National Missions, razed the buildings that could not be used, and began construction of Plaza del Monte. The new facility was opened to its first residents in 1961. Donald and Saline Clauser were the first administrators. They were natives of New Mexico, having lived in Santa Fe for many years, where they owned and operated their own business and were active members of the community and the Presbyterian Church.

Plaza del Monte is thought of as a show place in Santa Fe, with its beautiful trees, lawns, flowers, landscaping and well kept homes. It has no nursing facility inasmuch as residents are expected to be able to live independently. Residents of Plaza del Monte have through the years been a vital part of the Santa Fe community, contributing many volunteer hours and talents to its spiritual and cultural life. They have been and are serving in many Santa Fe community organizations, including the hospital, social welfare organizations and churches. It is a loving, caring, supportive community within itself where a lot of fun and frolic have been an essential part of the life of its residents. It is a witness to the purpose of the Board of Pensions of the Presbyterian Church (U.S.A.) to provide for the needs of retirees.

At present, in 1986, there are 94 Plaza del Monte residents. It has been managed by five manager couples, each couple contributing in their own special way to the care and comfort of the residents. In recent years there has been a special emphasis on upgrading, repairing, refurbishing and improving energy conservation at Plaza del Monte, all of which has contributed greatly to its general improvement and appearance.

What began some 100 years ago is still changing and growing, but always with the welfare and comfort of retired servants of the Church in mind and to witness to the Glory of God.

HAPPY BIRTHDAY, PLAZA DEL MONTE !!

- T H A N K Y O U, L O R D ! !

WHAT IS PLAZA DEL MONTE?

On a warm evening in September, 1962, a tired looking young woman at the wheel of an old car stopped at the end of the Old Taos Highway where it enters Santa Fe at Paseo de Peralta. She looked about uncertainly but brightened as her eyes lighted on a sign in front of a new building across the street. Looking relieved, she turned and entered the driveway. Calling to the five lively children who were her passengers, she told them to remain where they were and ran up the stairs to the front door. Entering the pleasant lobby she was greeted with a warm smile by a lady seated at a desk who asked, "Are you looking for someone?" "No," she replied without hesitation, "please sign me up for two rooms for tonight. I have children with me." "But," exclaimed the startled hostess," this is not a motel, but a retirement center." "It is, too," was the cross reply. "I saw your sign - PLAZA DEL MOTEL." Convinced only after some argument, the weary woman left, fortified with directions to find the De Vargas Hotel. No, Plaza del Monte is neither a motel nor a nursing home.

The Plaza del Monte Retirement Center will celebrate its 25th anniversary in October and November, 1986. From 1867 to 1959, the attractive campus was maintained by the Presbyterian Church, U.S.A., providing education for children from norhtern New Mexico. When it was decided to close the school as education improved, the result of better transportation and increasing numbers of public schools, the church located one of it facilities for retired church workers here. Selling part of the grounds, they retained the rest, dismantled some unsuitable buildings, and began building new ones, including a large congregate living facility in a building adjacent to Old Taos Highway, with accomodations for 35 persons. It was equipped to meet the needs of elderly persons physically well enough to care for themselves. Called "the Big House," it was later named "La Casa Grande." No nursing facilities were provided. This proved to be psychologically a wise bit of planning, for each person strove hard to keep in good condition.

Who are these people? They are those who have worked under the far-flung program of the Presbyterian Church in the United States and abroad for a minimum of twenty years each. For a good number it has been life work as pastors, youth workers, choir directors, directors of Christian education in local churches. A smaller number have worked as administrators, producers of Christian literature, and on various boards of the church. Some of the residents have been teachers in church schools and colleges. Others have spent part or all of their careers as missionaries at home and overseas, serving as pastors, teachers, evangelists, doctors, nurses, agriculturalists, social workers, environmentalists, engineers, administrators and in other capacities as needed and called for around the world. Gradually cottages and apartments were built scattered across the campus. The total population now is 94.

This accounts for the great diversity of interests and expertise among those in the Plaza del Monte family. In diversity there is, however, a strong bond of mutual faith in God's love for everyone; in gratitude for letting us live in His beautiful world; for giving us the the life and sacrificial death of Jesus to show us the way that binds us together in mutual love and understanding. We know ourselves as part of God's great worldwide family, born to help each other and to build a happier world, in which we can live together in love. "May we have peace on earth beginning with me ," as the new hymn says. We might add, "Wherever we happen to be." In giving whatever we had I think also another purpose was present: to train nationals in whatever country we happened to live and work, so that they might learn our skills and use them in their own countries. Just as a parent has to eliminate his own authority when the child should have learned to be on his own. This has happened now in many countries,

notably in China where of late expertise in medicine, modern education, social work and along other lines initially introduced through the church has made great advances under an encouraging government which still welcomes advice and demonstration from abroad but has its own specialists and administrators. The same is true of the Church which is growing by leaps and bounds now that its national leaders have demonstrated that Christianity is not a "foreign" but a universal religion.

Having all their lives been alert to opportunities to be of service, Plaza del Monte residents look for places where they might offer their services as volunteers. They discovered Santa Fe to be already a community very much alive to way of making the community a better place to live. Naturally they turned first to the church. In its outreach program they found many outlets. They could join the telecare program, telephoning to check each morning on a handicapped person living alone, or drive a car to take them meals on wheels, or deliver library material so they might enjoy reading or listening to acassette. There were lonely people in boarding or nursing homes who appreciated being called on. There were food bags to be packed and handed out each noon to the hungry, and help given to St. John the Baptist Catholic Church as they served a daily hot lunch. They participated in and gave to the annual Hunger Fund Walk, and gave to many local fund raising efforts. Through the Peace Refugee Task Force much was done to launch newcomers from Vietnam into they new beginnings they faced in a strange country. Later refugees from South America were helped in a variety of ways. Another effort was through the Prison Fellowship. From a Bible study class in the penitentiary we received requests for prayer from individual men, often showing anxiety for their wives and families. To some of these who had no one to visit them we carried on a correspondence and tried to befriend a few when they came out on parole. Hearing of the hardships on relatives when they came, often long distances to visit a loved one in prison, the church opened a hospiality center in a rented trailer outside the prison. Volunteers kept it open so the visitors might rest and have a cup of coffee before entering the prison for the visit. They could safely leave their children at the center while away. There were many lesser activities, such as dressing Christmas dolls for the Salvation Army, crocheting lap robes for the La Residentia nursing home.

It did not take any time for a new resident to discover that in Santa Fe there are any number of like-minded people, many of them not retired, who are working for good causes. There are a great many service clubs each with its charitable goals which welcome new members. Plaza del Montians joined. To mention only a few, there are the Kiwanis and Rotary Clubs, A.A.U.W., Women's Club and AARP and P.E.O., all with goals of raising scholarships, aiding crippled children, the elderly, handicapped, retarded, orphaned and blind, an others with special needs. There were the Girls' Group Home, La Vida Nueva, Big Brothere, La Luz, The Battered Family Shelter, Casa de Paz and many others. Some were just being organized. All called for volunteers. The invitation was accepted to the enrichment of those who responded and of many others.

Twenty-five years ago, as the town grew, the problem of better health care became apparent. The old St. Vincent Hospital on Palace Avenue had served the city well but it needed to be replaced by a larger and more efficient building. After many delays a hospital development board was formed to find ways and means to build a new hospital. A new resident had recently come to make Plaza del Monte his home. He had had great success in fund raising for the Presbyterian Church's far-flung program. Offering his services, he was soon elected as the director of the newly formed St. Vincent Hospital Foundation. Efforts

to raise money were successful. Our beautiful and efficient St. Vincent Hospital is a reality today. This gentleman, mission accomplished, was soon chosen as director of the Santa Fe Foundation and of that of the Friends of the Public Library. The Hospital Auxiliary was formed and many volunteer aids, long known as "Pink Ladies," because of their colorful uniforms, continued work they had been doing in the old hospital. A number of them lived at Plaza del Monte. Their contribution was in different ways, from manning the admissions desk, answering the telephone, managing the gift shop, giving directions to visitors, to pushing the magazine or coffee carts along the corridors to patients' rooms. One Pink Lady from PdM noticed a need not being met. In a visitors' lounge, people waited anxiously, sometimes alone, for news of a loved one in the operating room. She began spending time there to reassure and comfort them. She left a record of giving 3,890 hours to this work, and to starting the telecare project! These efforts, as well as a Crisis Intervention Program, continue to this day. The latter mans a 24 hour a day listening service for anyone who call in distress. Many hours have been given to other health-related projects: Hospice (comfort to the terminally ill), the Widowed Persons' Service, the Rape Crisis Center, Open Hands, the American Cancer Society, the Indian Hospital and clinics, and others too numerous to cite.

What of the health of the guests who live at Plaza del Monte? Of course that varies considerably with the passing of the years. But since it is a requirement that those who live there must at least be able to be up and about and able to care for themselves, that alone offers a great incentive to maintain health as much as possible. Each consults his or her own doctor and has this added incentive to follow his advice! Go over to Marcy Park next door and you are likely to meet elderly persons from PdM exercising, walking, swimming or even jogging! Activity may of necessity decrease with advancing years, but there are still ways in which a person may contribute to the peace and happiness of others. It has been said, "The legs go first." This may be true, but as long as the brain and heart function anyone can, according to their strength, continue to be a now and not a past person in these changing and exciting times. There are worthwhile armchair activities to be engaged in and enjoyed: Keeping up with the news, learning (how much we have to learn from all the new knowlege being gained from discovery and research!). We can read those books we have been waiting for until we had time; write; correspondence; pray; and enjoy friends and neighbors. We are still citizens of Santa Fe and of the world as long as the Lord allows.

A quotation on the desk of the Plaza del Monte front lobby reads:

"Blessed is the heart tha finds joy in giving;
Blessed is the heart that brings love in living."

Jesus summarized it in, "It is more blessed to give than to receive."

About twenty years ago the nation waked up to a problem it had long overlooked doing much about, that of adequate care for the elderly. After a national conference on aging, recommendations were sent to Washington and it was decided to study the problem. One way was to find out needs by establishing several test points to be known as Senior Citizens' Centers at several locations scattered across the country, this to be in consultation with certain city governments. One of the locations chosen was Santa Fe. The small club house on Agua Fria

was made available by the city Council and a Board of Directors set up. Volunteers to teach crafts and sewing were called for and a paid worker put in charge. Initial finances were guaranteed by the federal government and a van supplied to transport anyone over sixty who wanted to join. The responae was immediate. It was learned that problems of health, housing, nutrition, learning and occupational opportunities and fellowship all needed attention. Many lived alone. From its beginning a number of Plaza del Montians had an active part, attending conferences and giving ideas, serving on the Board of Directors, teaching crafts, Spanish and other classes, and in taking charge of serving the daily hot lunch, eaten the first day by seven widowers who oviously had not been eating well, served at the high school where the Sweeney Convention Center now stands. From the first day each participant paid a small price for the meal. The numbers who came grew steadily until today up to 250 a day eat lunch together in happy fellowship. Original quarters quickly proved too small for the center's expanding activities and a series of moves were made. They now occupy one of the newly renovated City Services cluster buildings on Alto Street and the Senior Center rejoices in having adequate and attractive space for their greatly expanded program covering the varied needs of the senior citizens of Santa Fe. Many have participated in making it ... perhaps the most successful social service program in the city It also includes low cost housing, transportation and other benefits. A number of senior citizens themselves are now volunteers.

In the field of education, PdM residents have assisted teachers in the public schools, acting as aids and substitutes and have been asked to give slide shows and talks on the countries where they have worked. They have done much teaching in remedial reading and other subjects and have taught immigrants English and helped the illiterate and retarded to learn. Many summer hours have been taken up with tutoring and with reading programs conducted by the schools and the public library. We have more than one engaged in Braille transcription and several interested in seeing that the blind have the talking books and cassettes provided by the state library free of charge.

In the realm of public service not a few have been called on for jury duty, others have helped at the voting booths, in the taking of the city cenaus, in Chamber of Commerce duties and with the League of Women Voters. For years the official weather station was located at Plaza del Monte and our faithful weather man sent in the daily weather reports.

Entertainment has a prominent part in the lives of most Santa Feans. PdM dwellers are no exception. On summer days the banks of the Rio Grande call to the fishermen, hikers take to the hills, picnic baskets are taken out and cars and the PdM van start off on excursions of exploration and enjoyment of nature and of historical sites. Year 'round there are sports to get excited over, and avid fans spend hours in front of TV rooting for their favorite teams sure their enthusiasm will inspire to victory.

The five wonderful museums of Santa Fe consume much time, both as places where one can serve and learn and enjoy, as docents and at the entrance desk. Also as places to show off to the great number of sons and daughters, grandchildren, nieces, aunts, cousins and friends and sundry who visit our PdM residents during the summer. We pilot them to the Indian Market, Fiesta or whatever is on the docket and watch them recklessly spend their hard-earned money! It is surprising how many people at home here seem to enjoy just plain shopping as they make trips to the stores in their own cars or in the van which takes them twice a week. This might be recorded as a public service to Santa Fe's economy, too! Of course a major source of delight is in the riches of art, music, drama, crafts and artifacts, lectures and displays offered in the Land of Enchantment.

Many whose home is now PdM have worked for years in isolated spots aroundthe globe, in Africa, Asia, South America and on the islands of the sea. They are simply starved for the joys to which there has been no access. Now is the time for reveling in enjoyment! There are the wonderful galleries, concerts, the opera, plays, lectures and entertainment which give satisfaction and delight. Some fulfill the longing of a lifetime and travel to places they have long dreamed of. Retirement can be a time of enrichment of the spirit.

But aside from these gifts of receiving, there are those at PdM who have riches to impart, especially in music. This is not surprising for as preparation for church work many have had musical training and have served as organists and choir directors or have been members or soloists in church choirs. One or more are composers, at least six are accomplished piano accompanists, several play other instruments. Occasionally at one of our frequent Plaza del Monte parties our own astonishingly good chorus sings to our delight.

One of our gifted musical residents whould be mentioned for the service she has rendered to the music loving people of Santa Fe. Well-known as an organist, she has sometimes practiced on the organ at the St. Francis Auditorium at the Museum of Fine Arts. She noticed what bad shape the pipe organ was in and decided to do something about it. Over a period of five years she either gave or arranged for a benefit concert to be given once a week. The money raised was used to thoroughly renovate the organ, putting in new pipes where needed. Many had a share in the giving of the organ fund, but it took one to spot the need and start doing something about it. Many of the service projects in Santa Fe have no doubt been started in this way. First one person's vision, then many working together to make it a reality. The joy in it is that there are thousands in our city, people of good will who are willing to work together to do their share.

We have in Santa Fe a most poignant affirmation of this truth. Will Shuster thought of a way many years ago. We live in a sunny place and nobody likes gloom, but gloom there is in the ways of darkness that shadow our lives. How to cast them out? He designed a symbol, Zozobra! Every year members of Kiwanis work together for days to build the giant figure. After he is ereeted in Marcy Park the exciting time comes for him to be cast out. Thousands of families gather to await the moment. As darkness approaches flares are lighted and Old Man Gloom, sensing his fate, glares at the crowd with hate in his glowing red eyes and starts to groan. Then comes the moment when the little glooms march past taunting him and the dancer ascends the steps at his feet. Excitement mounts as the flaring torches touch his skirt and he flails hisarms as he goes up in flames. There comes a hush, and then the great crowd bfeaks into shouts of triumph, car horns blare and children's shrill voices shriek with joy. Darkness has been cast out! People hug each other and a spirit of brotherhood pervades as we march in a dense pack down to the Plaza to continue the week-long Fiesta.

There are many pockets of gloom in Santa Fe, especially now as we face problems of unemployment, drug and alcohol abuse, moral laxity or discontent casting dark shadows on the lives of many. God grant us eyes to see, ears to listen, and hearts to care that we may work together to get at their roots and cast them out. The last day of Fiesta crowns it all & it reminds us that it is essentially a religious experience. We have all worked and played together as a community to profess our oneness, forgetting our aloneness as members of one family. The candlelight parade to the Cross of the Martyrs is a beautiful expression of our desire to continue in thanksgiving and prayer in the steadfast love of God.

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ALLISON-JAMES SCHOOL THROUGH THE YEARS

The following list was taken from the "History Cards." These cards were kept in the office of the Board of National Missions in New York City. (The facts on the cards had references to sources in various publications. Those references have been omitted from this list. The original cards are now in the archives of the Presbyterian Historical Society. Copies of the cards about the New Mexico mission schools are in the Menaul Historical Library in Albuquerque. All of the data below were taken from the "Allison-James School" cards except for four entries that were taken from the "Mary E. James School" card.

1866 Rev. and Mrs. David McFarland (1866-73) sent by Board of Domestic Missions. Traveled 890 miles in stage coach practically on their wedding trip. Worked 8 years in face of great difficulties. A school opened November 1866 in home of Mr. McFarland. Oldest permanent mission school among Mexicans in U.S.

1867 Mrs. Alexander, wife of army officer at Santa Fe, daughter of Mrs. E. T. Throop Martin of Auburn, attended second church service held in adobe building where governor had his residence and wrote of conditions to mother and friends at Auburn, N.Y. Santa Fe Mission Association was formed. $6000 pledged for salary of teacher.

1867 Charity A. Gaston (1867-69) who had worked 5 years among Choctaws, arrived as mission teacher after jouney of 1,500 miles by rail and coach through "strange, wild country." First 6 months she aided Mr. McFarland in school already established, then started the school which has grown into the Allison-James. Mr. McFarland organized the first Presbyterian church in New Mexico.

1870 Santa Fe Association now incorporated with Ladies Board of Missions of New York. The property purchased through efforts of Mr. McFarland was conveyed to Ladies Board of Missions.

1872 School conducted by Mattie L. Crothers.

1874 George G. Smith, pastor missionary.
School had lapsed and was now reorganized by Rev. A. G. Daniels

1879 School of 63 pupils.

1881 Transferred to Woman's Executive Committee from Ladies Board of Missions.
Matilda L. Allison (1881-1903) placed in charge in June; conducted a day school for 3 years. Mission house, a delapidated adobe building of 11 rooms; leaky roof, mud floors and small windows.

1884 Day school only up to this time, Miss Allison being the only teacher. Boarding department now opened as an experiment.

1885 Title to property not clear.

1887 Staff of 3. Pupils: 61 day, 20 boarding.

1889 As planned by Miss Allison, new building erected for boarding and industrial school. "A memorial to the Christlike love of New York women." Results of boarding school training show great advance over day school.

1890 New home, occupied on New Year's day, accomodates 55 girls. Seems very commodious. Now an industrial boarding school. Day school continued in another part of town (Santa Fe Academy).

1891 Synodical Society of Colorado put in heating apparatus.

1893 Laundry and hospital erected.

1894 Staff of 6.

1896 Antoinette Brengle (1896-1910) and Lydia Hays (1896-99) joined staff.

1899 Adobe house where work began now used to house visiting parents.

1901 Substantial brick building erected for use as assembly and schoolrooms.

1903 Miss Allison resigned after 22 years as principal. Now known as ALLISON SCHOOL in honor of principal from beginning of boarding school, whose influence in development of school was very great. Miss M. B. Leadingham, principal (1903-1904). On staff: Olinda Meeker (1903-1916), Eva Rupert, M. B. Morrow and four others. Enrollment, 90.

Offer of ground without cost by business men of Santa Fe; 10 acres within city limits.*

1904 Report on raising $50,000 with which to build, equip and endow a school to be named in honor of one still president of the Woman's Board, who for 23 years had devoted herself to the work.
$41,000 received necessitates 3,500 entries on transfer books. Erected from 25th anniversary funds and named in honor of the president, Mary E. James (Mrs. Darwin R. James).*

1905 $100 being given by each synodical society wishing to honor their synodical president by naming a room in the Mary E. James School. (Names given). A large water main laid by city to property at a saving of $1,200 to Board.*

Miss B. B. Bonine, prin. (1905-06).

1906 Antoinette Brengle, prin. (1906-1910) (On staff since 1896). Staff of 8. Enrollment: boarding, 105; day, 8; also 36 boys at Mary James School.

1908 Mary E. James Building, a dormitory for 37 boys occupied in January. Memorial tablet authorized. Boys attend classes at Allison. Work about place done by boys. School now given name, ALLISON-JAMES SCHOOL. M. Frances Robe on staff (1908-15) Milicent Woods, head teacher 1910-15).*

1911 Rev. F. L. Schaub, 11 years at Dwight, supt. (of Mary E. James School) (1911-13)*

Olinda Meeker, prin. (1911-16) (On staff 1903-04; 1910-16)

1912 Gift of $4,000 from friend not wishing name known, made improvements possible and purchase of lot adjacent to school, giving control of entire block.

1913 Mr. Schaub resigned because of ill health. Board decided to use Mary E. James building for Girls' dormitory hereafter. Had been started with hope that co-education might solve problem of establishing future Christian Protestant homes among Mexicans. Conditions did not fulfill the hope.*

1915 Lower grades and 9th and 10th grades eliminated and course of study reconstructed. Greater emphasis upon industrial training.

1916 Esther Buxton, prin. (1916-20), formerly at Forsythe Memorial. Harriet I. Carson (1916-1930) music teacher, began long service during which she has had strong influence over the girls. Sutdent government inaugurated.

1919 Two years of high school work added.

1920 Ruth K. Barber, prin. (1920-1929; 1931-1934) on staff since 1916. Staff of 13. Pupils receive state certificates. Growth of student government.

1922 Last two years of high school work added. Religious activity. Lot purchased in Fairview Cemetery.

1923 Complete four-year high school course accredited by State Board. Graduated first class from high school course. Under new Board policy offering scholarships to pupils for more extended study, an Allison-James girl, Carlota Bustos, is among first to benefit.
Lot deeded to First Presbyterian Church.

1924 Fine New Margaret Olivia Sage Memorial School and Administration Building of brick stucco at cost of $78,000 -"a credit to any city". Household science and household art classrooms, laboratory for physics and chemistry, library and auditorium in great contrast to old school building.
Handsome new cement building adjoining campus purchased for astonishingly small sum of $6,000. Building used by Child Welfare Association of Federation of Women's Clubs of New Mexico transferred to Board for price of mortgage, on condition that special instruction be given to groups of Spanish-American girls and to high school students of Santa Fe in nursing, welfare and first aid. Houses 23 girls, a group of faculty, provides rooms for gatherings and for clinic and home nursing department. Now an accredited high school. Life Service Band reorganized on basis admitting only those who have made definite plans to enter Christian work. Gift of 3 acres of land to School of American Research.

1925 Strip of land for driveway deeded to Scottish Rite Order of Masonry.

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[illegible] students from 70 to 80 communities; 72 church members, every member of senior class a church member. School organized into a city government. Fine summary of school work. Friendly suit between Board and School of American Research to quiet title. Fourth grade eliminated.

1927 Staff of 17 headed by Miss Barber.
Dormitory purchased by Woman's Board from Child welfare Association in 1924 named Gaston Hall in honor of Charity Anna Gaston, the first teacher in a Presbyterian mission school in New Mexico. In 1872 Miss Gaston became the wife of John Menaul, M.D. of the Indian School at Jewett, N.M., a brother of James Menaul, for whom "Menaul School" is named.

1929 Fifth grade eliminated. New dining hall and dormitory erected. Cost $75,000 - named Allison Building.

1930 Miss Janie Patterson acting principal, 1 year.

1931 Miss Ruth Barber returned as principal after two years of study. Unoccupied old Allison dormitory and small school building rented to the public high school for a few months to care for overflow classes.

1932 Staff survey made of problems of plaza communities so as to better adapt the program to the needs of the students.

1933 Community survey project carried on by juniors and seniors and material assembled for use in home communities during the summer. Strong home-making program.

1934 Made a coeducational junior high school and Menaul made a coeducational senior high school, the older Allison-James girls being transferred to Menaul and the younger Menaul boys to Allison-James. Mary James Dormitory used for boys. Miss Barber transferred to Menaul as Dean of Girls and Joseph A. Poncel of Wasatch appointed principal.

7 smaller stations in New Mexico under the Unit of Educational and Medical Work made branch stations of Menaul and Allison-James, and all stations placed under the general direction of Mr. Donalson as Superintendent of the Unit's work in New Mexico.

1935 McFarland Memorial Shop building erected. Cost of $5,500 met from the Legacy Reserve Fund.. Students from Santa Fe Indian School invited to Sunday School classes at Allison-James - average attendance of around 35.

1936 "Old Allison" property sold to Santa Fe School Board for approximately $18,200, net $16,519, of which was refunded to the Sage Building Fund to repay the loan made at the time of the erection of the Allison-James dining hall and dormitory.

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1937 Program based on needs of students and their home communities being developed.
Gymnasium annex to the Administration Building erected at a cost of approximately $18,200, this being met by an appropriation from the Sage Building Fund of the $16,519 refunded on the sale of the "Old Allison" property (see 1936 above) and by the balance of $1,681 resulting from this sale.
Gymnasium named the Ruth Barber Gymnasium in honor of Miss Barber.
Shop Building named McFarland Memorial in honor of Rev. David McFarland, founder of the school.
Successful mid-winter young people's conference sponsored by the Workers' Conference held at school during Christmas holidays.

1938 National Missions Youth Seminar held at Allison-James. Also a Summer Camp for Intermediates sponsored by the Workers' Conference.

1939 Community contacts along inter-racial lines include use of the gymnasium one night each week by men of the community; School participation in the intra-city Junior basketball league; cooperation with the local Spanish and Anglo Presbyterian Churches in rally day programs and worship services and inclusion of students from the Government Indian School in Sunday School classes at Allison-James

Student Council winning support and developing student initiative and sense of responsibility through its civil courtesy and campus efficiency committees. Council also ran School candy store for short period as a demonstration cooperative and sponsored Thanksgiving project for a needy family in Santa Fe.

1940 Despite youth of children, School emphasizing American way of life and the responsibility of each citizen for preserving our democracy and making it richer and more meaningful. Class work related closely to home and community problems.

1941 Seventy-fifth Anniversary celebrated. Changes made in school program looking toward a freer and more practical set up.

1942 Greater interest in outside world because of relatives in the armed forces. Numerous defense activities, many a continuation and intensification of previous projects in nutrition, gardening, home nursing, and first aid, etc.

1943 Physical education required 5 days a week. Host to sixth Summer School of Southwest for ministers and religious education leaders of that area. Practically 100% of student body subscribed to Youth Budget.

1944 Of the approximately 100,000 Spanish-American people living in the area, the school reaches some 1,000 either directly or indirectly through enrollment and community activities. Joseph A. Poncel, Executive.

The science department of the school is successfully producing penicillin which is being used by a local doctor and by Embudo Hospital in combatting local infections.

1945 Joseph Poncel was transferred to the Tucson Indian Training School 9/1/45. Mr. Dan Peterson, a teacher at Allison was appointed Acting Principal and on 6/24/46 Executive.

An electric dishwasher was a great asset to the school kitchen. Authorized by the Board 1/18/45

This year the summer school of the Southwest brought together Indians, Spanish-speaking workers, Anglos and Negroes, for valuable discussion.

Several Anglo students were enrolled in the school this year in line with a policy looking toward non-segregation.

1947 The Mary James dormitory for boys was remodeled and repaired at a cost of approximately $7,000. Authorized by the Board. Mr. Dan Peterson, Executive

1948 Heretofore as high as a third of the student body has been Catholic - this year only about one-sixth of the students are.

1949 Gaston Hall was sold to the St. Germain Foundation in March for $41,000, payments to be made over a five-year basis, Authorized by Board 3/10/49, proceeds to be used for erection of worksers' cottages.
Mr. Peterson resigned 9/1/49 and Mr. Stuart Brown was appointed principal 8/10/49

In connection with the American Junior Red Cross, the students, with the help of a staff member, made Thanksgiving tray sets, place mats, nut cups, and favors for a veterans' hospital.

The Spanish Young People' Conference met at Allison James for 3 days in March.

1950 An arts course was added to the curriculum of the school.

The physical plant was improved by new light fixtures for classroooms, new seats for the auditorium, new roofs for gymnasium and boys' dormitory, new flooring for the girls' dormitory and a new electric range for the Home Economics Department.

A principal's house was dedicated March 18th. The total cost, furnished, was $15,545, made up from funds from the Women's Building Project 1945-46 and from the sale of Gaston hall in 1949.
Three homes for married workers were completed and dedicated March 19th. These cottages were named Donaldson Cottage, Alexander Cottage and Quintana Cottage.

1951 Mr. Stuart Brown resigned as of Septeber 1 and Mr. Oscar Granger was appointed principal as of August 1.

Students of the ninth grade conduct chapel services at regular intervals.

The classroom work schedule was changed this year to conform to the rule of five class periods a week for all basic subjects required by the North Central Association and the New Mexico State Department of Education for accreditation.

1953 Fourteen who had planned to attend Allison did not come because of priest's threats to parents from Penasco, Chamisal, Ojo Sarco and El Valle.

1954 From 1930-45 or later 2/3 of our students were Roman Catholic and now the situation is reversed for 2/3 are Protestant.

1956 Residence for women staff members erected at a cost of approximately $28.000 (Building-$24,000, equipment--$4,000), $23,000 from 1954 Women's Opportunity Giving and $5,000 from sale of Forsythe property proceeds. Named Auburn Cottage to recognize the group in Auburn, N. Y. to whom Mrs. Alexander wrote in 1867 of conditions in Santa Fe, and who responded by forming the Santa Fe Mission Association and raising the money for salary for the first teacher.

Miss Martha Smith--acting principal during Mr. O. T. Granger's absence because of illness.

1957 January--Martha Smith appointed executive on death of O. T. Granger

1958 After receiving reports through surveys of the educational, sociological, economic, and religious picture in New Mexico by Dr. Everett Perry and Dr. Milton Brown the study committee on Educational and Medical Work recommended to the Board and the Board voted in view of improvements in public schools, common 8-4 plan in plazas and desireability of junior high age children remaining in their own homes to add the ninth grade at Menaul School in September 1959 and discontinue Allison-James School, admitting no seventh grade class in September 1958.

1959 The Finance Committee was advised by the executive officers that the Board of Pensions was interested in purchasing the Allison-James School property in Santa Fe for the purpose of establishing a home for aging folks. It was voted and approved that the property be offered to the Board of Pensions on condition that the Board of Pensions agree to develop the property as a whole for the purpose of the home.

*From the Mary E. James School card.

Designations of Historic Status and Primary Façades at Plaza del Monte (Case H-17-098A)

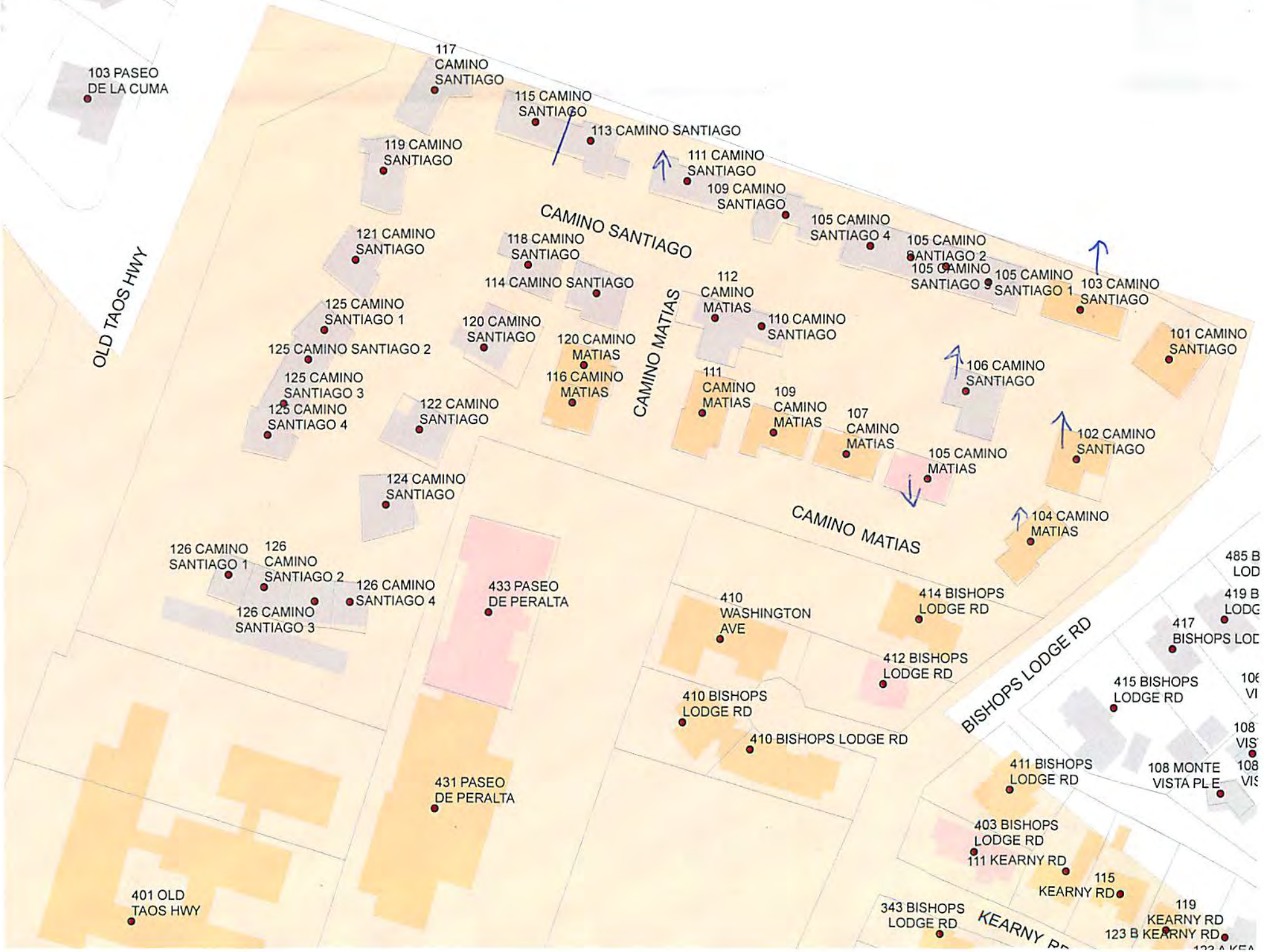
Address	Historic Status	Primary Façade(s)	Basis for Status
122 Camino Santiago	Non-Contributing		Due to age and lack of character-defining features
124 Camino Santiago	Contributing	West	Because the structure is a good example of Mid-Century Modern Santa Fe Style (L-plan block massing wing with the dominant portal, and carport as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
124 Camino Santiago Yardwalls	Contribuiting		
125 Camino Santiago	Non-Contributing		Due to age and lack of character-defining features
126 Camino Santiago	Contributing	North	Because the structure is a good example of Mid-Century Modern Santa Fe Style (massing block at the center and the triangular party walls that divide the sections and bookend the building and the viga portal and overall quality of the architecture as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
126 Camino Santiago Garages	Non-Contributing		Due to age and lack of character-defining features
126 Camino Santiago yardwalls	Contributing		

Designations of Historic Status and Primary Façades at Plaza del Monte (Case H-19-019)

Address	Historic Status	Primary Façade(s)	Basis for Status
101 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (portal extension and timber posts as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
102 Camino Santiago	Contributing	West (1) & South (2)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (combined portal and carport as character defining feature) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
103 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (L-plan, portal, carport, and front door side lights as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
105 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (massing blocks at either end and overall quality of the architecture as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
106 Camino Santiago	Contributing	North (2) & East (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
109 Camino Santiago	Contributing	South (1-5)	Because the structure is a good example of Mid-Century Modern Santa Fe Style, because of its association with Plaza del Monte, a master planned community, and because it is a good example of Phillipe Register's work
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register

Address	Historic Status	Primary Façade(s)	Basis for Status
111 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
113/115 Camino Santiago	Contributing	South (1, 2, 3)	Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (flagstone paving, vertical window pattern, and blocked massing on ends as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
114 Camino Santiago	Contributing	North (1) & East (2)	Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (carport and double posts as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
117 Camino Santiago	Contributing	East (1 & 2) and South (7)	Because the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register's efforts to comply with the historic district design standards in a modernist expression, and because of its associations with Plaza del Monte and with Mid-Century Santa Fe Style
118 Camino Santiago	Non-contributing	N/A	Due to age and lack of character-defining features
119 Camino Santiago	Contributing	East (1) & South (4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
120 Camino Santiago	Contributing	West (1 & 2)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (carport, storage rooms, and massing as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register

Address	Historic Status	Primary Façade(s)	Basis for Status
121 Camino Santiago	Contributing	East (1) & South (4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
104 Camino Matias	Contributing	North (1 & 4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
105 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 107, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
107 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
109 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 107 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
111 Camino Matias	Contributing	West (1) & South (2)	Because of its age, because of its association with the Alison James School and because of Plaza del Monte-era additions that provide visual association with the planned development.
116/120 Camino Matias	Non-contributing	N/A	Because of extensive disharmonious additions.


103 PASEO DE LA CUMA
117 CAMINO SANTIAGO
115 CAMINO SANTIAGO
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112 CAMINO MATIAS
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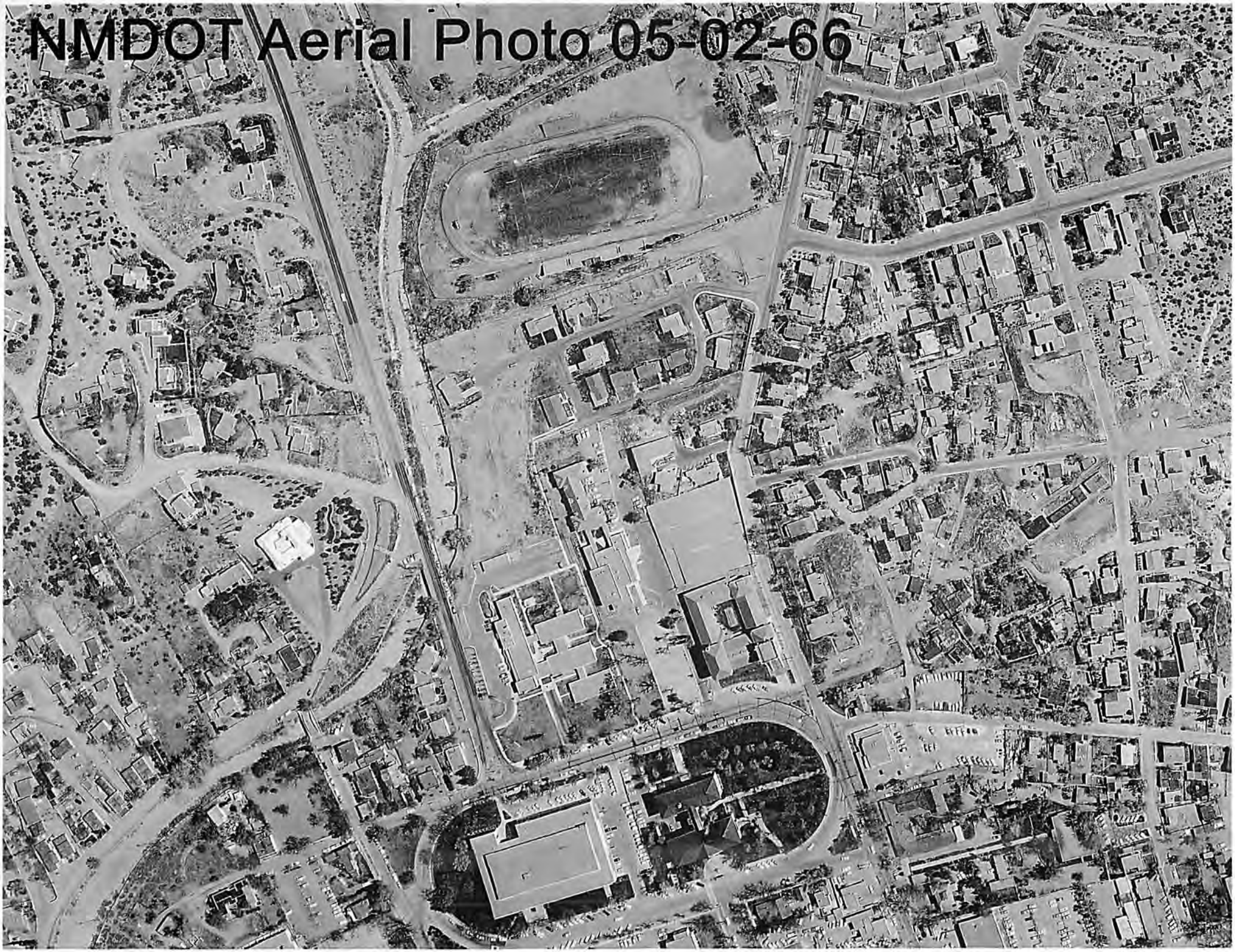
104 CAMINO MATIAS
CAMINO MATIAS
126 CAMINO SANTIAGO 1
126 CAMINO SANTIAGO 2
126 CAMINO SANTIAGO 4
433 PASEO DE PERALTA
126 CAMINO SANTIAGO 3
410 WASHINGTON AVE
414 BISHOPS LODGE RD
412 BISHOPS LODGE RD
410 BISHOPS LODGE RD
410 BISHOPS LODGE RD
BISHOPS LODGE RD
415 BISHOPS LODGE RD
417 BISHOPS LOD
485 B LOD
419 B LODG
411 BISHOPS LODGE RD
108 MONTE VISTA PL E
431 PASEO DE PERALTA
403 BISHOPS LODGE RD
111 KEARNY RD
115 KEARNY RD
119 KEARNY RD
123 B KEARNY RD
343 BISHOPS LODGE RD
KEARNY RD
401 OLD TAOS HWY


NMDOT Aerial Photo 05-02-66

Plaza del Monte
Camino Santiago

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693490, -105.934887



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332-square-foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

12. Who uses the property? Residence

13. Construction Date: c.1968
_x_Known _x_ Source: aerial photographs, city directory entries

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?

J. 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sam M. Dean, who is listed as a tenant in the 1970 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	Single	11
Sliding	Aluminum	1-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Garage	Sectional	Vinyl	1

12. Chimneys
N/A

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 garage door; 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 101 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 101 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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	2. Location: 101 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



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

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: Plaza del Monte	2. Location: 101 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



Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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	2. Location: 101 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: Street elevation and north elevations, 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	2. Location: 101 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: Street and west elevations, 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	
1. Name of property: Plaza del Monte	2. Location: 101 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: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693288, -105.935161



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 ⬆ **Box Indicates Post-1968 Addition**

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?

J. 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Gaylord Knox, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ No Status

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

Recommended Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	Single	9
Fixed	Aluminum	Single	3
Fixed	Aluminum	Single, flanked by Casement	1
Fixed	Aluminum	12	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	Full-Light	Aluminum	1
Double	Carport Storage Doors	Wood	2

12. Chimneys
One, stucco-clad inside parapet

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: Post-1969; addition to rear, northeast corner; aerial photographs 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	_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: 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: CPI 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 2	2. Location: 102 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 102 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 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



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-addition.
Courtesy NMDOT.

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*	
CPI No._____ District No._____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 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



Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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 2	2. Location: 102 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: Street elevation and south elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 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: North and street elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 2	2. Location: 102 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: East elevation, facing northwest.
Non-historic addition on left.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 6	103 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693597, -105.935145



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Joseph McNeill, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ No Status

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

Recommended Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 6	103 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	9
Fixed	Aluminum	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	Raised Square Panel, w/single sidelight	Wood	1

12. Chimneys
One, stucco-clad, exposed on north elevation

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 windows; visual and material 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 103 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 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



Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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: Plaza del Monte Residence 6	2. Location: 103 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 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: Street and west elevations (top), facing northeast; west elevation, facing south (Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 6	2. Location: 103 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693730, -105.935558



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northeast.

11. Brief Description of the Property:

Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canales. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198-square-foot apartment building was constructed in 1971, after a design by architect Philippe Register.

12. Who uses the property? Residence

13. Construction Date: 1971
_x_ Known _x_ Source: aerial photographs, city directory entries

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 were 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 are Ruth Erwin and Ellen Foster. They are listed as tenants in the 1972 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

. 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 #: Plaza del Monte Inventory
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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: _x_ Asphalt
__ Earth __ 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**
Sliding	Aluminum	1-1	10
Sliding	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information 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	4
Single-Leaf	Flush [?]	Wood	12
Sliding	Patio	Aluminum	8

12. Chimneys
4, stucco-clad, north 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

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: CPI 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 14	2. Location: 105 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

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the district. In addition, constructed in 1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 105 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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



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

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* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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



Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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 14	2. Location: 105 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: Street elevation and east elevations, 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: CPI 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 14	2. Location: 105 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: Street and west elevations, 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	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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: East Unit (top), facing northeast; West Unit (bottom), 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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: North elevation, facing west (top) and east (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693427, -105.935448



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,301-square-foot dwelling with a portal across two elevations. In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the house. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with zappos-type corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. It was erected in c.1965. Its designer is unknown but is suspected to be an early Clark and Register design.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is De Forest N. Shotwell, who is listed as a tenant in the 1966 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 Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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: _x_ Asphalt
__ Earth __ 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**
Sliding	Aluminum	1-1	6
Fixed	Wood [?]	Single	1

*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	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, west exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 106 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 3	2. Location: 106 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: South and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 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: South and east elevations, 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: CPI 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 3	2. Location: 106 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: Street and west elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
_ 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:
35.693826, -105.935966



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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?

J. 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Jane Barber, who is listed as a tenant in the 1966 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	6
Fixed	Wood	2	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Single-Leaf	Flush	Wood	1
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, north 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

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: CPI 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 15	2. Location: 109 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to designate 109 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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 15	2. Location: 109 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 15	2. Location: 109 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 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: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 15	2. Location: 109 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: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693575, -105.936130



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street-facing façade is defined by a small recessed entry. The entry holds a single door placed across the west wall. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined with parapets and finished in buckskin cementitious stucco. It holds three bedrooms. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1962, with c.1968 addition and carport expansion
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the original house (110) is Dorothy B. Fritz, who is listed as a tenant in the 1966 Santa Fe city directory. The first resident identified with the addition (112) is Theo R. Finley, listed in the 1970 Santa Fe city directory as a tenant. Currently the Santa Fe County Assessor treats the combined buildings as one residence addressed as 110 Camino Santiago.

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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	11
Sliding	Aluminum	Single	1
Casement	Aluminum	1-1F-1	2

*Because of storm covers, the operation and material information 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	2
Single-Leaf	Flush	Wood	1
Double	Panel	Wood	1
Double	Louver	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1968; addition across west elevation and widening of carport; aerial photographs, drawings, 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) 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:

Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864-square-foot appendage is a rectangular box with overhanging eaves and a porch. The addition, mostly likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings holding single-light metal casements. The frame structure is finished with cementitious brocade stucco in the buckskin pigment. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054-square-foot structure is supported by a viga-and-post system.

Evaluation of Historical Status

The original house received a contemporary addition across its secondary street façade and a demolition and widening of its carport in c. 1968. The combined alterations changed the overall massing and the appearance of the west elevation of the original structure. For this reason, the recommendation is to designate 110 (112) Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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 5	2. Location: 110 (112) 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



Figure 1: May 2, 1966 aerial photograph.
Only east portion of building present.
Courtesy NMDOT.

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 5	2. Location: 110 (112) 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



Figure 2: February 27, 1969 aerial photograph
West addition and portal expansion present.
Courtesy NMDOT.

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: Plaza del Monte Residence 5	2. Location: 110 (112) 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: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) 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: Street and west elevations of addition, 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: CPI 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 5	2. Location: 110 (112) 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: South and west elevations of addition and expanded carport, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 5	**2. Location:** 110 (112) 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: South elevation, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	111 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
5.693910, -105.936232



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Neva B. Palameter, who is listed as a tenant in the 1966 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 Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	111 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	3
Double-Hung	Wood	3	2
Double-Hung	Wood	1/1	1

*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/ single sidelight	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north 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: Date unknown; replaced windows; drawings and visual and material 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 111 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 111 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 111 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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*	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 111 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: Street and east elevations, 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	2. Location: 111 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: Street and west elevations, 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: CPI 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	2. Location: 111 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	113 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:

35.693980, -105.936500



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Harry Wood, who is listed as a tenant in the 1971 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***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	113 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1-1F-1	7
Casement	Aluminum	Single	1

*Because of storm covers, the operation and material information 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	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, east 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

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: 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: CPI 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	2. Location: 113 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

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 113 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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	2. Location: 113 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



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

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: Plaza del Monte	2. Location: 113 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 113 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: North elevation, facing southeast and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
1 Buildings:
__ 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:
5.693668, -105.936489



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southeast.

11. Brief Description of the Property:

The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with a center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation. It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood doors leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered with rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1972
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The 1972 Santa Fe directory indicates the house was under construction at that time.

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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information 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	2
Single-Leaf Sliding	Raised Square Panel Patio	Wood Aluminum	2 2

12. Chimneys
One, stucco-clad, north 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 windows and 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 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

Evaluation of Historical Status

Constructed in c.1972, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 114 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 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



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

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: Plaza del Monte Residence 26	2. Location: 114 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 Survey Photographs

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



Photo 1: East and south elevations, 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: ***Please complete HCPI FORM 1 before completing FORM 2***		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 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: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.694030, -105.936677



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Westley L. Almy, who is listed as a tenant in the 1971 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	1
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	2
]Casement	Aluminum	1-2F-1	1

*Because of storm covers, the operation and material information 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	2
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north 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

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: 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: CPI 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	2. Location: 115 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

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 115 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 115 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



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

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: Plaza del Monte	2. Location: 115 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 115 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: Street and west elevations, 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	
1. Name of property: Plaza del Monte	2. Location: 115 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.694087, -105.936953



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: 1966-67
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Reverend H. Thomas, who is listed as a tenant in the 1967 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	2
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	1
]Casement	Aluminum	1-2F-1	3

*Because of storm covers, the operation and material information 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	2
Single-Leaf	Raised Panel	Metal	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north 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 windows and 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: Plaza del Monte	2. Location: 117 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 117 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 117 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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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	2. Location: 117 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: Street, west and south elevations, 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: CPI 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	2. Location: 117 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: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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: Plaza del Monte	2. Location: 117 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: North elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693715, -105.936696



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1973
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Duncan Spinning, who is listed as a tenant in the 1974 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	2-2F-2	1
Casement	Steel	3-3	2
Casement	Steel	3-3F-3	2
Casement	Steel	3-3F-3F-3	2

*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	1
Single-Leaf	Raised Square Panel	Wood	1
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north 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

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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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

Evaluation of Historical Status

Constructed in c.1973, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 118 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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



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

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	2. Location: 118 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: Street and east elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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: West and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693915, -105.937077



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing west.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Muriel M. Boone, who is listed as a tenant in the 1966 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	6
Fixed	Wood	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north 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; partial removal and alteration of northeast angled patio enclosure; 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 119 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 119 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic 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	2. Location: 119 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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	2. Location: 119 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: Street and south elevations, facing northwest. Box indicates removed portion of angled patio wall.

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	2. Location: 119 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: West elevation, facing south
(Sharon Joyce, February 23, 2018).

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	2. Location: 119 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693597, -105.936785



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

The small two bedroom house presents a contemporary carport-dominant design. Located along the south side of Camino Santiago, it sits back from the street. In plan, it is a modified "T" form with an attached carport projecting from the front façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	2-2F-2	1
Casement	Aluminum	3-3F-3	4
Fixed	Aluminum	21	1

*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	1
Single-Leaf	Raised Panel	Metal	1
Double	French	Aluminum	1
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, north 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 windows and 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 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:

The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front entry. A wood raised square panel door with a center view light gives entry to the residence. The frame building is faced with cementitious stucco with brocade finish in a peach-like pigment. Including its carport and utility room, the building contains 1,804 square-feet. The house was erected in c.1971, after a design by Register, Ross & Burnet Architects.

Evaluation of Historical Status

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

Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 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



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

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: Plaza del Monte Residence 25	2. Location: 120 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: East elevation, facing north.

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: Plaza del Monte Residence 25	2. Location: 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: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693719, -105.937155



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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?

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	2-2	3
Casement	Steel	3 [?]	1
Casement	Steel	3-3	5
Casement	Steel	3-3F-3F-3	1

*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	1
Single-Leaf	Raised Square Panel	Wood	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, west 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

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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 20	2. Location: 121 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 121 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 20	2. Location: 121 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



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

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: Plaza del Monte Residence 20	2. Location: 121 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: South elevation, facing northeast and northwest

(Sharon Joyce, February 23, 2018).

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: Plaza del Monte Residence 20	2. Location: 121 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: West elevation, southeast
(Sharon Joyce, February 23, 2018).

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	122 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings
_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:
35.693324, -105.936986



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

This small Pueblo style dwelling features a centrally placed carport, taking up much of the front façade. Located on the east side of Camino Santiago, the compact, 1,182-square-foot house contains two bedrooms. In plan, the dwelling is a modified "L" with angled walls along its south and east elevations. The bedroom wing fits within a rectangular box forming the north end. A smaller rectangular volume creating the carport and storage area projects at the west. In between is a viga-roofed structure sheltering the front entry. The south elevation is penetrated by double sliding doors opening to a small patio. The rear (east) elevation has two identically sized window openings. Windows consist of mainly non-original single-light casements. The frame house is covered with brocade-type cementitious stucco, in a light buckskin tone. The roof is finished with asphalt, which carries over the bedroom wing's south exposure. The house was constructed in c. 1971, after a design by Register, Ross and Brunet Architects. A low concrete-and-stone retaining wall separates the structure from 124 Camino Santiago to the south.

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, firs city directory entry - Does not appear on February 27, 1969 aerial photograph

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	122 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	2
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	3

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Panel	Composite	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, east 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 windows and 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	_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: 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**	**2. Location:** **122 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**

Evaluation of Historical Status

Constructed in c.1971, the house does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 122 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1969+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic 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**	**2. Location:** **122 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. 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**	**2. Location:** **122 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: February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021. 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**	**2. Location:** **122 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 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.
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**	**2. Location:** **122 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: Street and south elevations, 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	
1. Name of property: **Plaza del Monte**	**2. Location:** **122 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: South elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **122 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: East elevation, 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**	**2. Location:** **122 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 122 and 124 Camino Santiago, facing northeast. May 3, 2018.

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:

Plaza del Monte
Residence 23

2. Location:

124 Camino Santiago
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: N/A
Plaza del Monte Inventory

4. County: Santa Fe

5. Property Type:
_1_ Buildings
_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:

35.693153, -105.937064



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast.

11. Brief Description of the Property:

Located near the south end of the development, the small house sits on a slight rise with its façade oriented west. The 1,148-square-foot, flat-roof dwelling contains two bedrooms. The bedrooms are placed in a block-like wing forming the north elevation. In plan, it is a modified "L" with angled planes across its east and south exposures. The front (west) façade presents a strong horizontal emphasis. It is dominated by its carport and adjacent portal. The combined carport and portal are supported by a wood framework made of shaped beams resting on a square plate held up by round posts. The overhang continues along the south elevation. The southwest corner of this elevation has a non-historic window wall, where a sliding glass and fixed window once stood. The north elevation is a solid wall; the east exposure is fenestrated with a non-historic door and a picture window flanked by casements. The house's windows are mostly single-light replacement units. The frame dwelling is finished with cementitious stucco in a tan tone. The building was constructed in c. 1967, after a design by Philippe Register. A low stone-and-concrete retaining wall edges the south and east exposures of the back yard.

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sheldon P. Price, who is listed as a tenant 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 23	124 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	2
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	3
Fixed	Wood	18, w/ door	1

*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	2
Single-Leaf	Flush	Wood	2
Double	French	Wood	1

12. Chimneys
One, stucco-clad, north 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 windows and 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 23**	**2. Location:** **124 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**

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. For this reason, the recommendation is to designate 124 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1968+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic 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 23**	**2. Location:** **124 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. 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 23**	**2. Location:** **124 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: February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021. Building 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 23**	**2. Location:** **124 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: Street and north elevations, 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	
1. Name of property: **Plaza del Monte** **Residence 23**	**2. Location:** **124 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: South elevation, facing north.

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 23**	**2. Location:** **124 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: South and east elevations, facing north.

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 23**	**2. Location:** **124 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: 124 Camino Santiago, rear retaining wall (foreground), facing northeast. May 3, 2018.

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 21	125 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings
_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:
35.693449, -105.937311



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

One of three apartment buildings at Plaza del Monte, 125 Camino Santiago is arranged as a long rectangle on the west side of the street. The front (east) façade reveals the apartment's strict symmetry and emphasis on economy. In plan, it is oriented along a roughly north-south axis. The rectangle is broken into angled planes at the northwest and southwest exposures. These bookend a portal interrupted at its center with a block-like volume punched with a square opening. The front elevation is characterized by a uniform pattern of door and window openings. The doors leading to the apartment are wood units with view light panels. Windows are standard multi-light steel casements. The angled north and south elevations contain three windows, each a non-original aluminum casement. The rear (west) elevation is divided into four patios sheltered by a shallow overhang. Non-original sliding glass doors open onto a concrete slab patio. The combined 3,563-square-foot mass contains four apartments. The quad-plex apartment was constructed in c.1970, after a design by Register, Ross and Brunet Architects. A low concrete-and-stone retaining wall separates the structure from 121 Camino Santiago to the north.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs and city directory entries - Does not appear on February 27, 1969 aerial photograph

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 were 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 John M. Currie, Violet Sherratt, Merrill Henry and Warren Blodgett, who are listed as tenants in the 1971 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 21	125 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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]	2
Casement	Steel	3-3	4
Casement	Steel	3-3F-3F-3	3
Casement	Aluminum	1-1	4
Casement	Aluminum	6-6	1
Double-Hung[?]	Wood	1/1	2

*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	3
Sliding	Patio	Plastic	4

12. Chimneys
Four, stucco-clad, west 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 windows and 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 21**	**2. Location:** **125 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

Evaluation of Historical Status

Representing a Contemporary design, the apartment building does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. Constructed in c.1970, it does not meet the minimum age threshold for consideration. For these reasons, the recommendation is to designate 125 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1969+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic 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 21	2. Location: 125 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 21**	**2. Location:** **125 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 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 21**	**2. Location:** **125 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: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 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: South elevation, facing north.

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 21**	**2. Location:** **125 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: North Unit (top), facing northwest; South Unit (bottom), facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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 21**	**2. Location:** **125 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: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 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 5: Retaining separating 121 and 125 Camino Santiago, facing northeast. May 3, 2018.

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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 24 & Garage/Carport	126 Camino Santiago *Downtown and Eastside Historic District*	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**

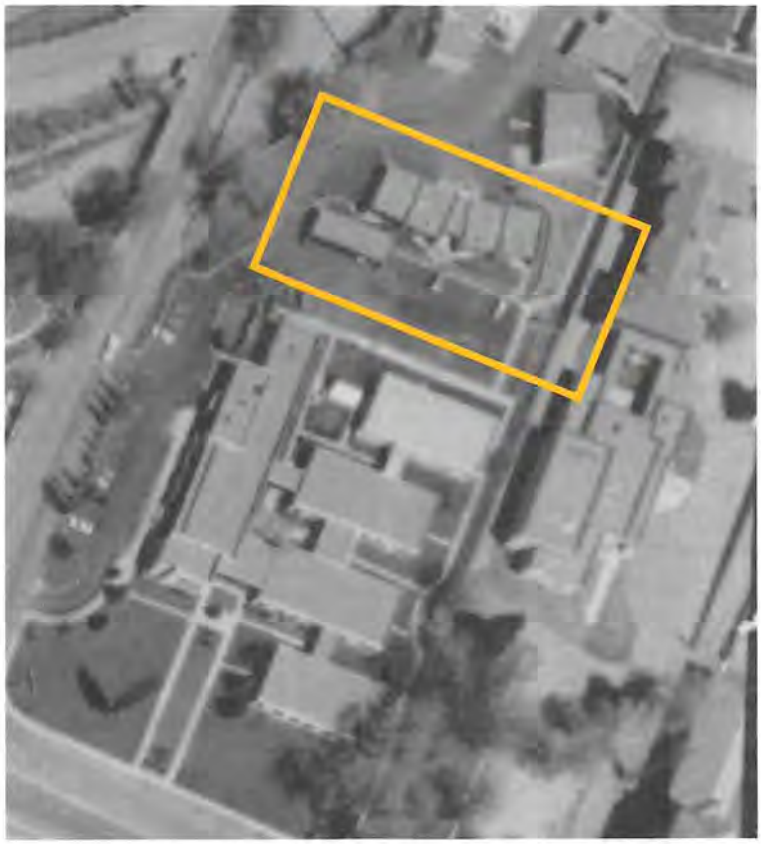


Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071. Apartment Building Present.

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 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

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**

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

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 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.

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:
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693073, -105.935289



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing northeast.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Frederick H. Dawson, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ No Status

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

Recommended Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1-1	6
Casement	Aluminum	1-1F-1F-1	1
[?]	[?]	[?]	1

*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	2
Single-Leaf	Flush	Wood	2
Sliding	Patio	Aluminum	1

12. Chimneys
One, 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

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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 104 Camino Matias a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ NRHP SRCP Criteria A B C D		
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 1	2. Location: 104 Camino Matias *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: Street and south elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP ___ SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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: East elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693249, -105.935608



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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?

J. 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 first resident identified with the house during the Plaza del Monte period is Sidney S. Brown, who is listed as a tenant in the 1966 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: _x_ Contributing __ Non-contributing __ 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Wood	1/1	4
Double-Hung	Metal	2/2	3
Fixed	Wood	Single	1
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Wood	1-1	1

*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	Wood	2
Single-Leaf	½ -Glass	Wood	1
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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: Unknown; replaced garage door; material and visual evidence.
#2 Date: 1960s; assumed replacement of original windows in majority of openings.

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: No style – side-gable vernacular form

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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *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

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to designate 105 Camino Matias a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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 10	2. Location: 105 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 10	2. Location: 105 Camino Matias *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

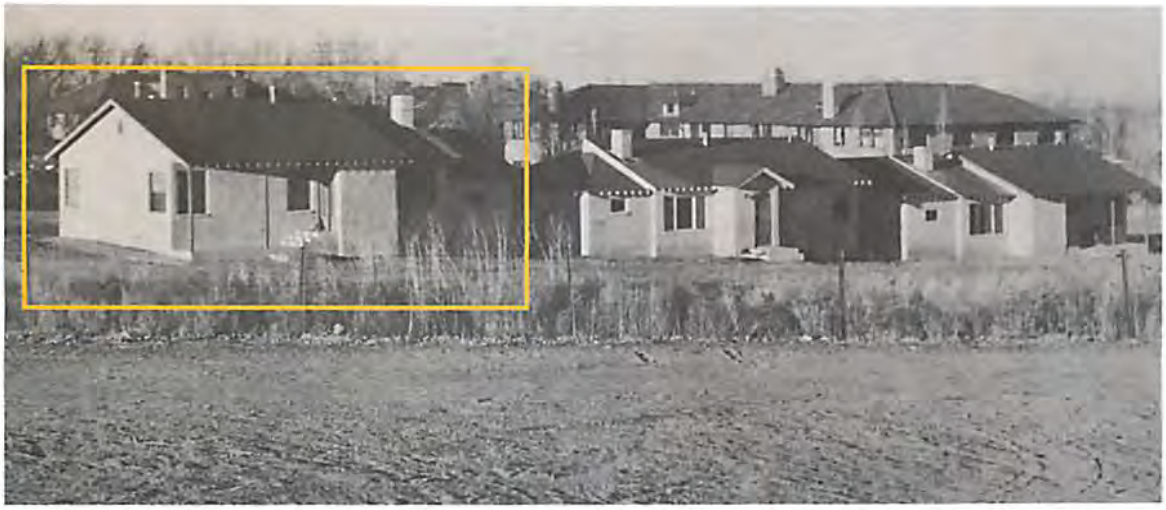


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 10	2. Location: 105 Camino Matias *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: west elevation, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *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 elevation, facing northwest.

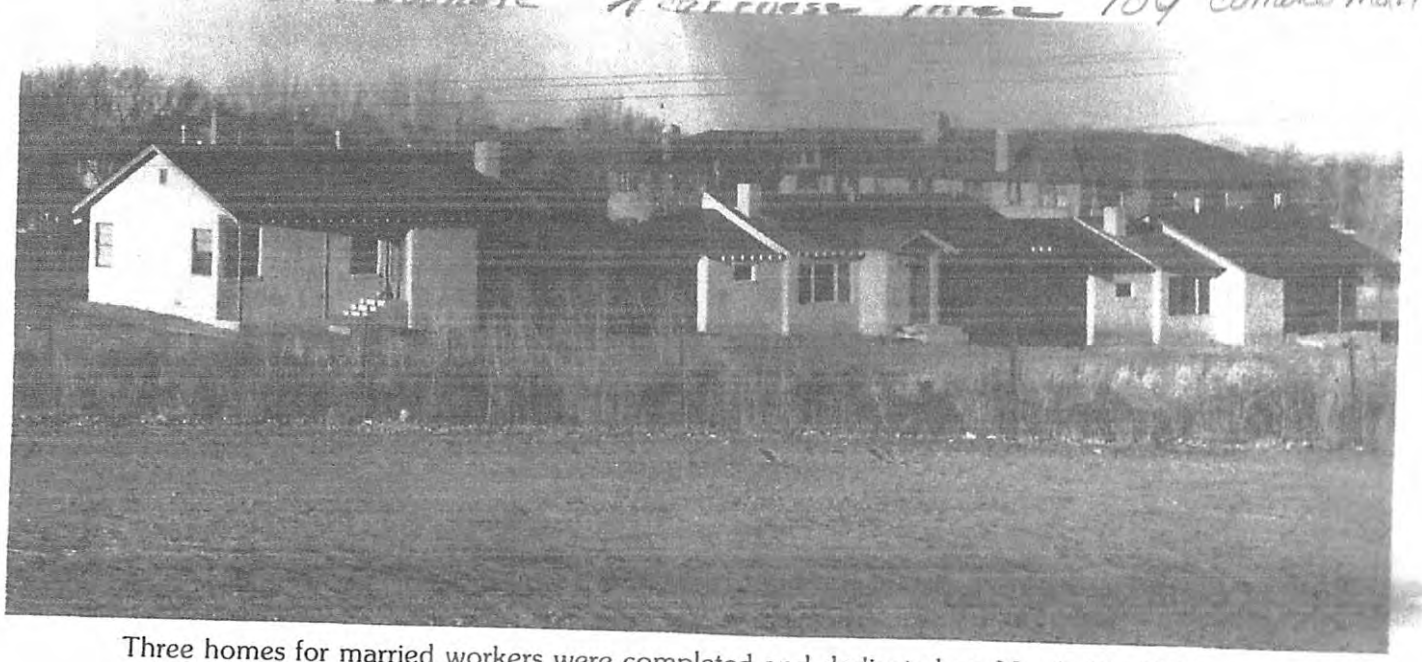
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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 10	2. Location: 105 Camino Matias *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: North elevation, facing southeast.



Three homes for married workers were completed and dedicated on March 19, 1950 at a total cost of $26,000 plus $2,000 for equipment, met from the proceeds of the sale of Gaston Hall in 1949. These cottages were named as follows: Donaldson Cottage in honor of the Rev. Harper C. Donaldson, for many years superintendent of Menaul School and administrator of Allison and the plaza schools; Alexander Cottage named in honor of Mrs. A. J. Alexander, the wife of an army officer stationed in Santa Fe who was instrumental in bringing the need of educational opportunities to the attention of the Woman's Board of Home Missions; Quintana Cottage named for the Rev. Juan Quintana, an early teacher and evangelist.



The Margaret Olivia Sage Memorial School and Administration Building was built of brick and stucco in 1924 at a cost of $78,000. It housed an auditorium and library and classrooms for household science, household art, physics and chemistry when it was opened. Through the years there was a variation of the subjects taught there. The Sage Building served the school until it closed in 1959.



1950 An arts course was added to the curriculum of the school.

The physical plant was improved by new light fixtures for classroooms, new seats for the auditorium, new roofs for gymnasium and boys' dormitory, new flooring for the girls' dormitory and a new electric range for the Home Economics Department.

A principal's house → Gaston Cottage was dedicated March 18th. The total cost, furnished, was $15,545, made up from funds from the Women's Building Project 1945-46 and from the sale of Gaston hall in 1949.
Three homes for married workers were completed and dedicated March 19th. These cottages were named Donaldson Cottage, Alexander Cottage and Quintana Cottage.

Four houses still there when Board of Pensions took over property

1951 Mr. Stuart Brown resigned as of Septeber 1 and Mr. Oscar Granger was appointed principal as of August 1.

Students of the ninth grade conduct chapel services at regular intervals.

The classroom work schedule was changed this year to conform to the rule of five class periods a week for all basic subjects required by the North Central Association and the New Mexico State Department of Education for accreditation.

1953 Fourteen who had planned to attend Allison did not come because of priest's threats to parents from Penasco, Chamisal, Ojo Sarco and El Valle.

1954 From 1930-45 ~~or later~~ 2/3 of our students were Roman Catholic and now the situation is reversed for 2/3 are Protestant.

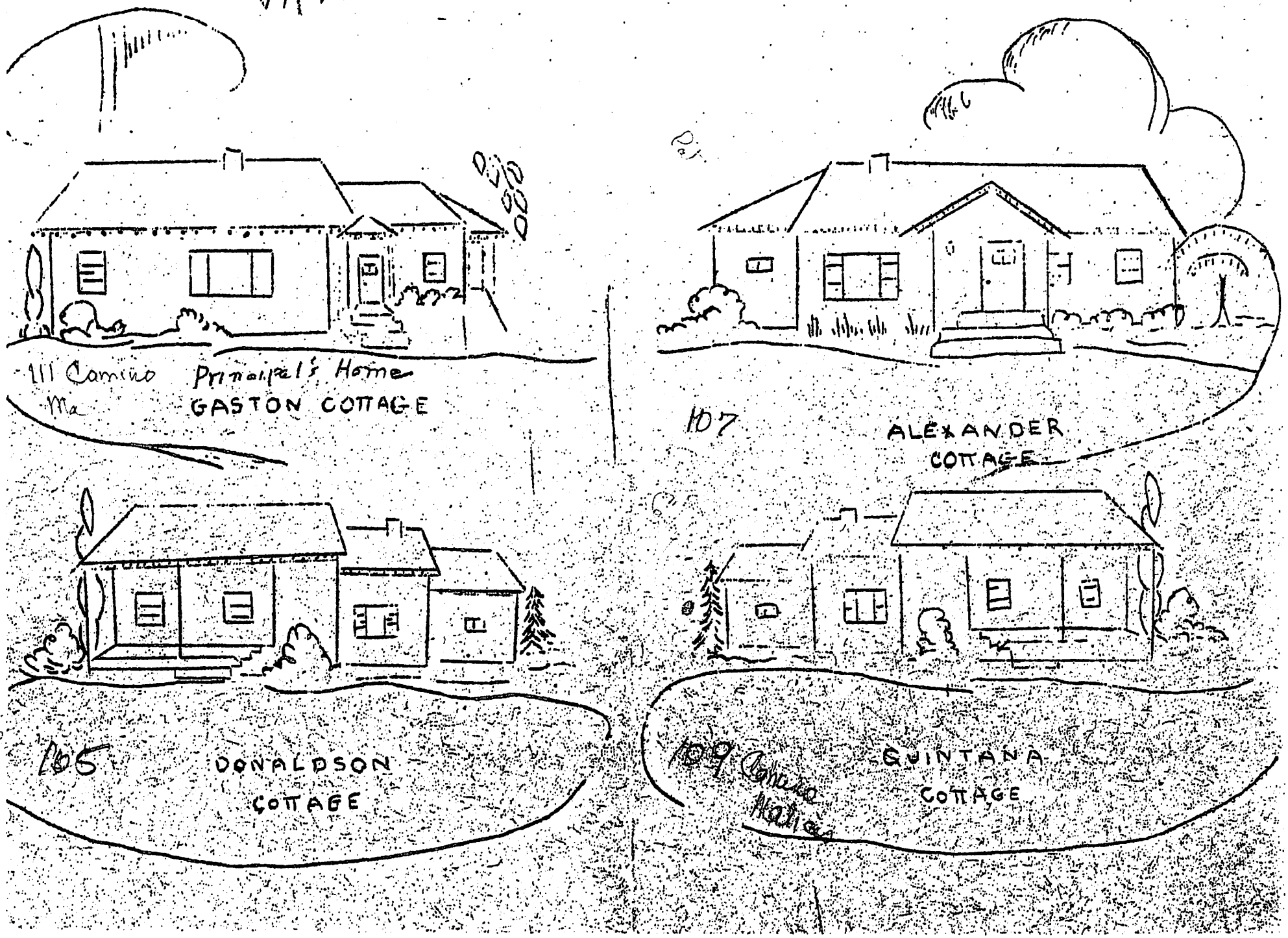
1956 Residence for women staff members erected at a cost of approximately $28.000 (Building-$24,000, equipment--$4,000), $23,000 from 1954 Women's Opportunity Giving and $5,000 from sale of Forsythe property proceeds. Named Auburn Cottage to recognize the group in Auburn, N. Y. ~~to whom Mrs.~~ Alexander wrote in 1867 of conditions in Santa Fe, and who responded by forming the Santa Fe Mission Association and raising the money for salary for the first teacher.

Still there in 1959 & made into 3 apartments

Miss Martha Smith--acting principal during Mr. O. T. Granger's absence because of illness.

1957 January--Martha Smith appointed executive on death of O. T. Granger

All Dedicated March 1950



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:
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693289, -105.935797



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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?

). 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 first resident identified with the house during the Plaza del Monte period is Adin B. Brooks, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Metal	2/2	6
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*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	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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: Post-1969; change of back door opening and enclosure; photograph, aerial imagery and material and visual evidence.
2 Date: Unknown; replaced garage door; 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: No style – side-gable vernacular form

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 9	2. Location: 107 Camino Matias *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

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. It includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 107 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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

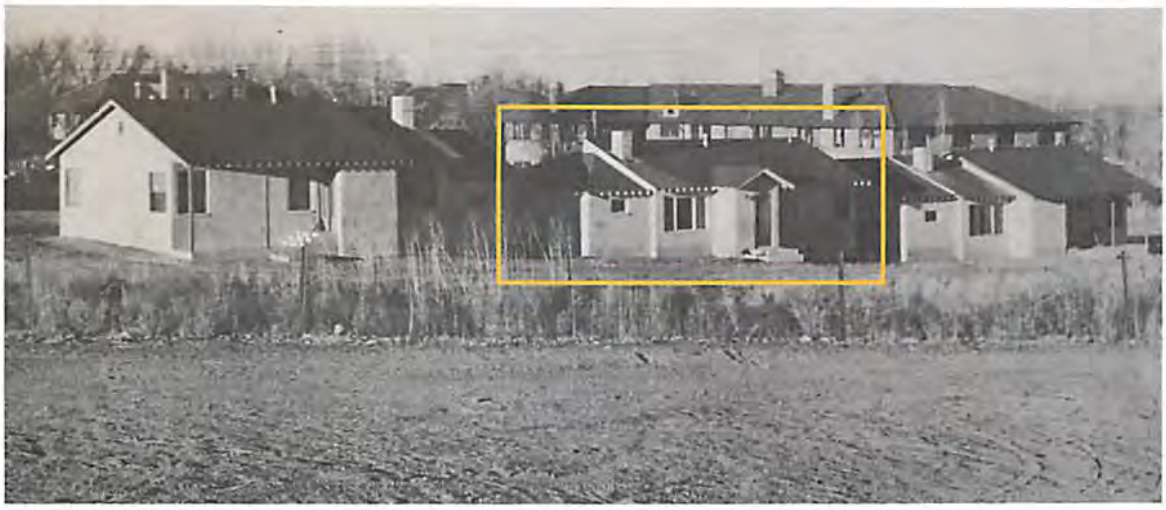


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 9	2. Location: 107 Camino Matias *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 2: Street and east elevations, 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	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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: Street west elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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: North elevation, facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693343, -105.936001



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131-square-foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows and doors. The windows are mostly double-hung sash. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141-square-foot house contains two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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 first resident identified with the house during the Plaza del Monte period is Chester E. Wittier, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Metal	2/2	8
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*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	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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: Pre-1966; introduction of projection across front, south, façade; aerial photographs.
#3 Date: Unknown; replaced garage door; 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: No style – side-gable vernacular form

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: CPI 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 8	2. Location: 109 Camino Matias *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

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 109 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 8	2. Location: 109 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 8	2. Location: 109 Camino Matias *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



Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 8	2. Location: 109 Camino Matias *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: Street and east elevations, 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: CPI 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 8	2. Location: 109 Camino Matias *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: Street and west elevations, 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	
1. Name of property: Plaza del Monte	2. Location: 109 Camino Matias *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: North elevation, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte Residence 6	111 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:

35.693391, -105.936212



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: Pre-1960; moved to site c.1960; portal and carport added c.1966
_x_Known _x_ Source: aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled buildings, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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 first resident identified with the house during the Plaza del Monte period is Daniel O. Shoop, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 6	111 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Metal	2/2	11
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1

*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 Panel	Wood	1
Single-Leaf	Flush	Wood	1
Double	Carport Storage	Wood	2

12. Chimneys
One, stucco-clad, north 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: Pre-1960; house moved to site; primary source material and aerial photograph.
#2 Date: Pre-1966; introduction of portal and carport; layout plan and aerial photograph.
#3 Date: Pre-1966 (assumed); introduction of metal windows; visual and material 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: No style – side-gable vernacular form

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 6	2. Location: 111 Camino Matias *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

Evaluation of Historical Status

Moved to this location before 1960, and modified in the mid-1960s with the addition of the portal and carport, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 111 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 111 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 111 Camino Matias *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: East elevation, 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 6	2. Location: 111 Camino Matias *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: North and west elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693448, -105.936542



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest

11. Brief Description of the Property:

The vernacular, two-unit residence was erected before 1957, and modified nearly 30 years later with the addition of a cross gable entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross gable appended to its northeast corner. The north unit (120) holds about 1,256 square-feet, with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Philippe Register's shop.

12. Who uses the property? Residence

13. Construction Date: pre-1958, with alterations and cross-gable entry added on front façade in c.1984
_x_Known _x_ Source: aerial photograph

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled buildings, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1)

(Continued from other side)

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



North ⬆ Box Indicates Post-1968 Addition

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 first residents identified with the house during the Plaza del Monte period are Margaret D. Becker (116) and Minnie C. Wither (120). Both are identified as tenants in the 1966 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 18, 2018

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: 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	Aluminum	8-8	2
Sliding	Aluminum	1-1	8
Fixed	Wood	Single	1

*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	Flush	Wood	4
Single	Full-Glass	Wood	1
Sliding	Patio	Aluminum	3

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of modern fenestration; material and visual evidence.
#2 Date: c.1984; introduction of cross-gable entry across front, east, façade; drawings, aerial photographs 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: No style – side-gable vernacular form with Ranch style elements

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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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

Evaluation of Historical Status

Erected before 1958, and modified in the mid-1980s with a cross-gable entry and small additions, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historic character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 116/120 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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



Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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: Street and north elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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: South elevation, 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: CPI 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 7	2. Location: 116/120 Camino Matias *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: West elevation, facing northeast.

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.

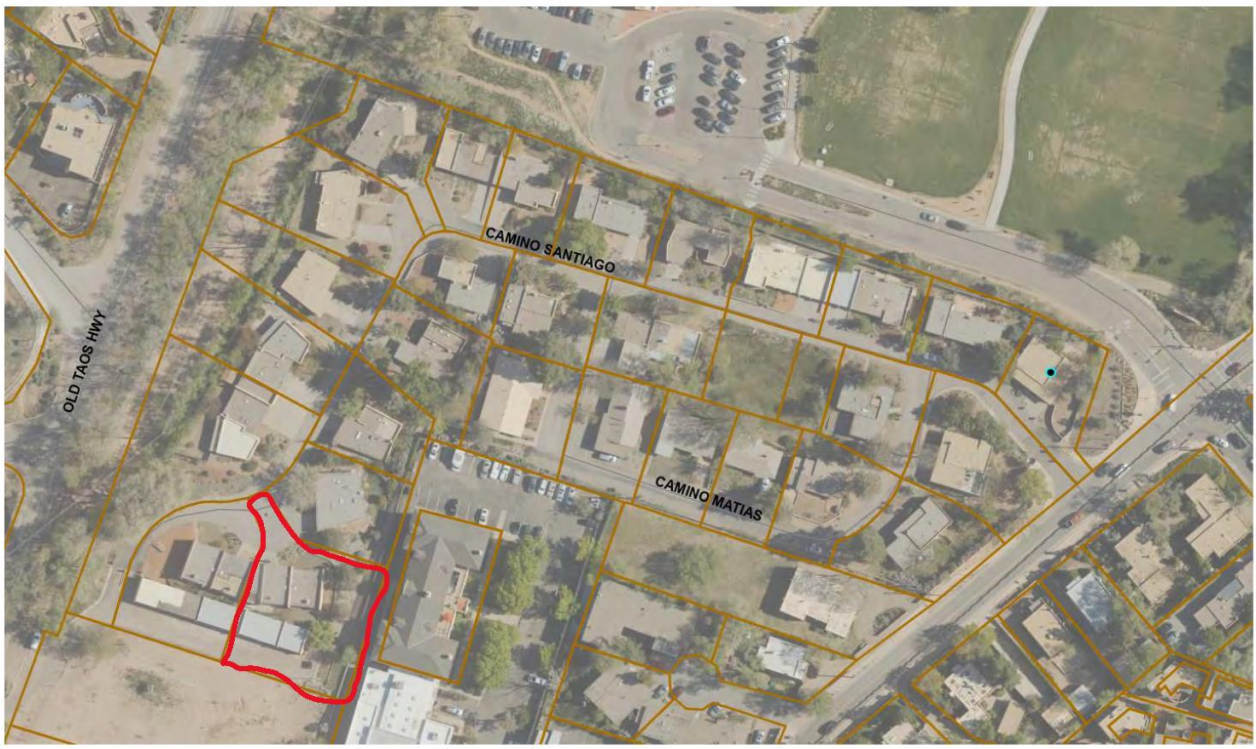


Figure 1. Plaza del Monte. 128 Camino Santiago is in the lower left corner of the property.

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:

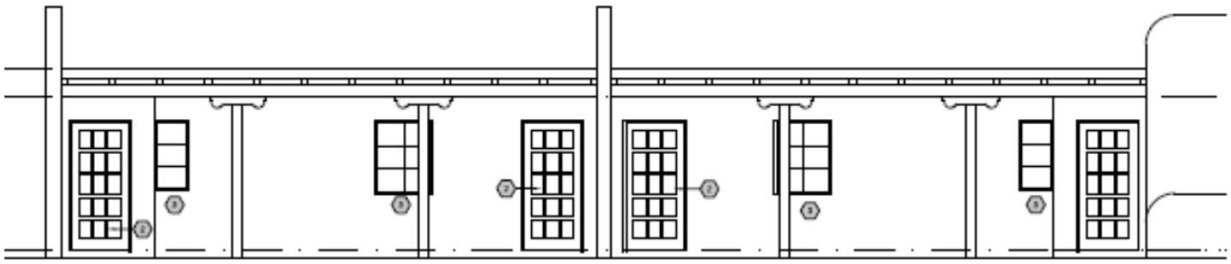
Existing roofed area including portals: 2588 sq. ft.

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

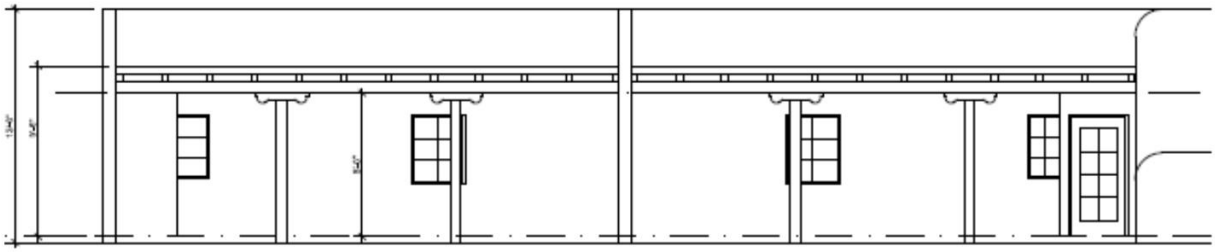
EXCEPTION CRITERIA AND RESPONSES:

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



City of Santa Fe, New Mexico

Historic Districts Review Board

Previous Packet
2023-007680-HDRB
February 13, 2024
128 Camino Santiago

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: **February 13, 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

____ District Standards & yard wall & fence standards.

_x_ Historic Inventory Form

_x_ Zoning Review Sheet

____ Other: [bldg. height, PdM Evaluaion]

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:

The residence at 126/128 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. It previously was a 2,898 sq. ft. fourplex-family residence with laundry room which has been divided into two individual residential structures as part of a subdivision in 2022. The residence now addressed as 126 Camino Santiago

consists of the structures' 2,085 sq. ft. western end. The residence now addressed as 128 Camino Santiago consists of the structures' 2,613 sq. ft. eastern end. The property also has low yard walls constructed of rock that are listed as contributing.

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.



For the quad apartment block at 126 and 128 Camino Santiago the architects removed the room block massing from the ends of the structure that is present in the other two-unit (duplex) apartments and moved it to the center to act as a hood over the laundry. 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.

Figure: 126 Camino Santiago (left) compared to 125 Camino Santiago (right)



The Plaza del Monte landscape includes retaining walls, constructed of formed concrete or concrete and stone, built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. 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. The retaining and property line walls appear to post-date the construction of their associated units.

The rock wall at 128 Camino Santiago is erected over a concrete walkway and stands approximately 32" above the sidewalk. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo. It is topped with rounded concrete coping. The wall runs along the east of the structure to the north and previously provided a division between the property at 128 and 125 Camino Santiago as well as the common open space walking path.

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.

Under case 2024-007794-HDRB the applicant has requested the demolition of the garage and carport structure.

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 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 yard wall to the east to connect the garage structure to the residence and create a courtyard.
6. Construct a 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 with pilasters at the southern property line.

East Elevation:

8. Install a window where one does not currently exist in the eastern elevation of the structure.

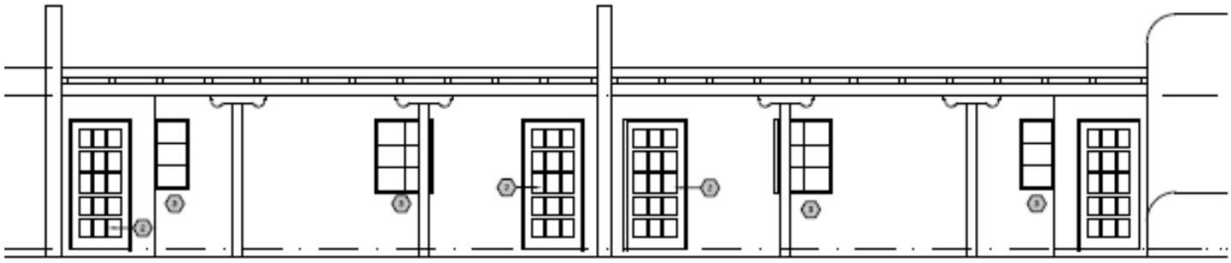
North Elevation:

9. 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.
10. 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.
11. Construct a 6'0" tall yard wall with pilasters along the northern property line and along the front driveway.

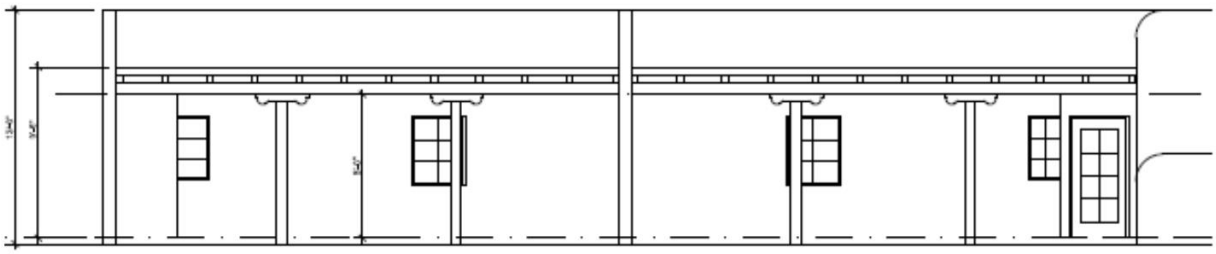
EXCEPTION CRITERIA AND RESPONSES:

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.

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 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.

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.

Removal of Historic Material/Demolition:

14-5.2(D) General Design Standards for All H Districts

(1)(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.

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.

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: [redacted]

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.

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Illustrations



Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015. Apartment Building Not Present.

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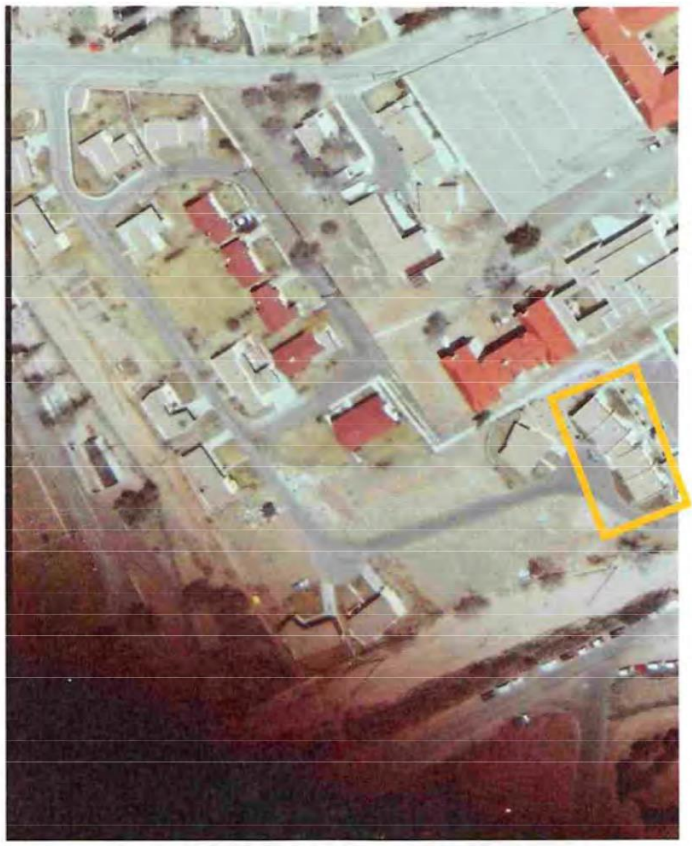

Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071. Apartment Building Present.

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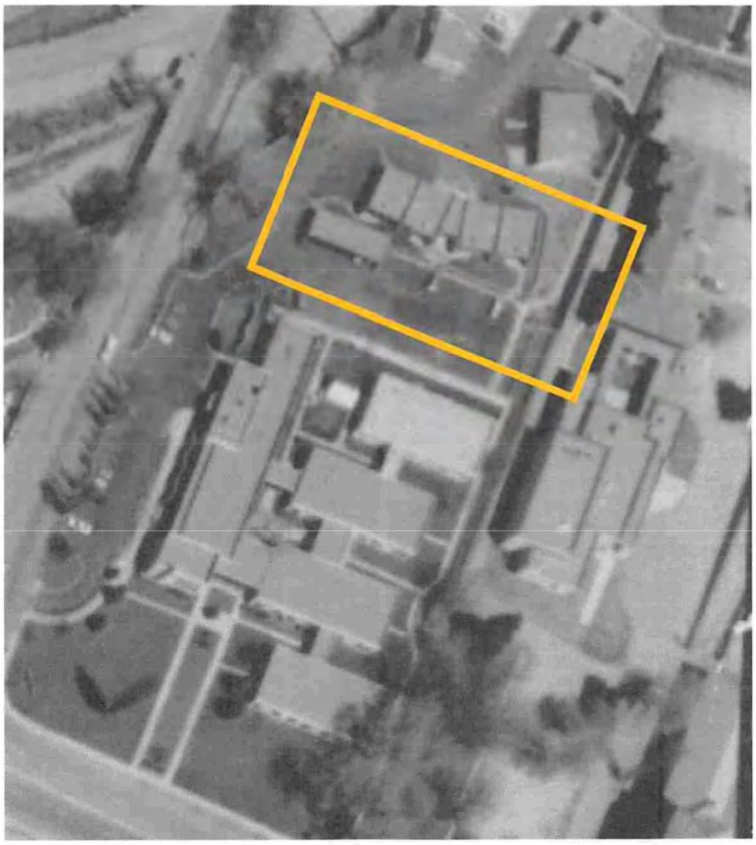

Aerial 3: April 19, 1975 aerial photograph.
Majority of parking structure not present.

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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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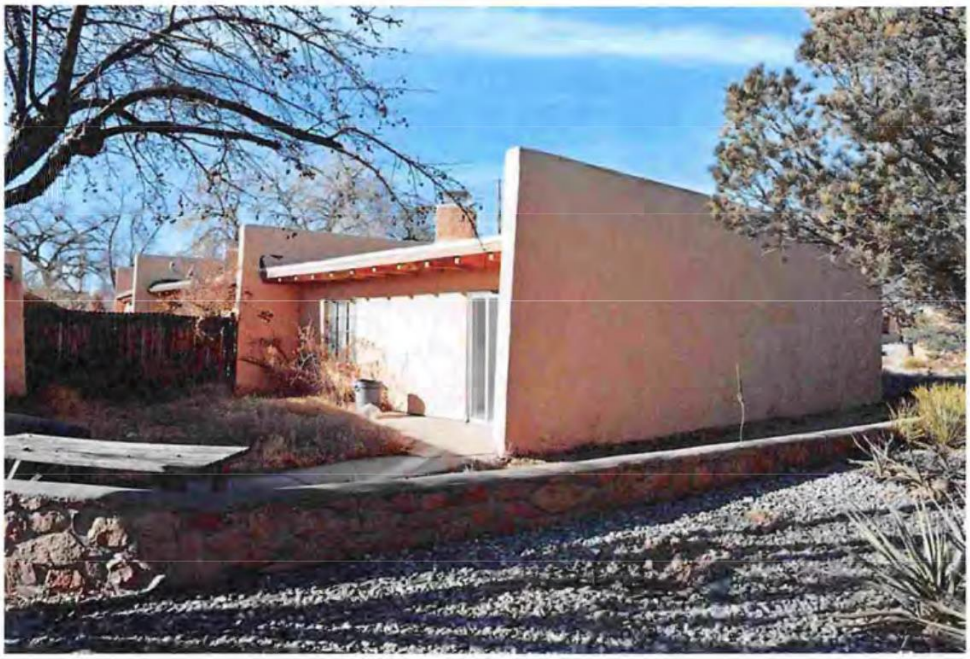

Photo 2: East and south elevations, facing northwest.
Low wall in foreground.

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Photo 3: Combined garage and carport, facing northwest.

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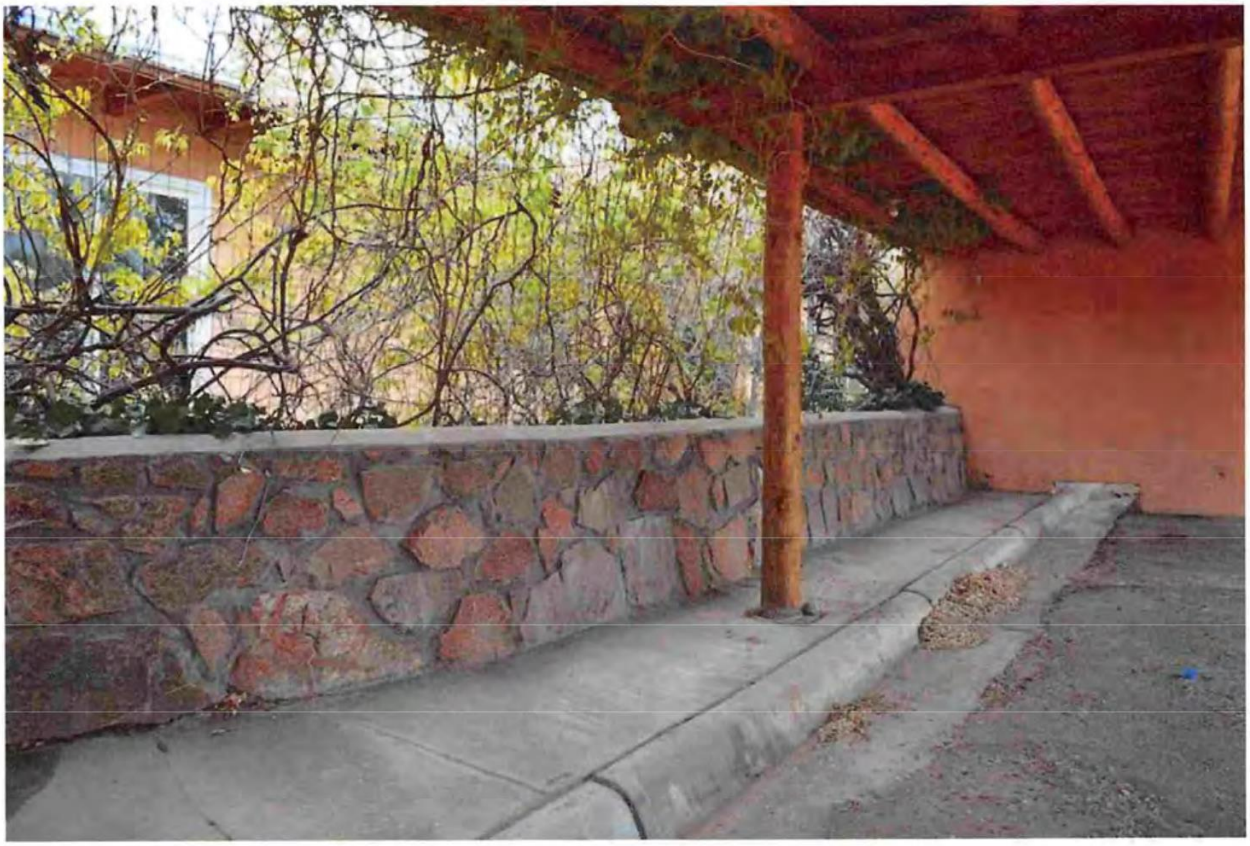


Photo 4: Retaining wall between apartment and parking structure, facing northeast. May 3, 2018.

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

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: _____

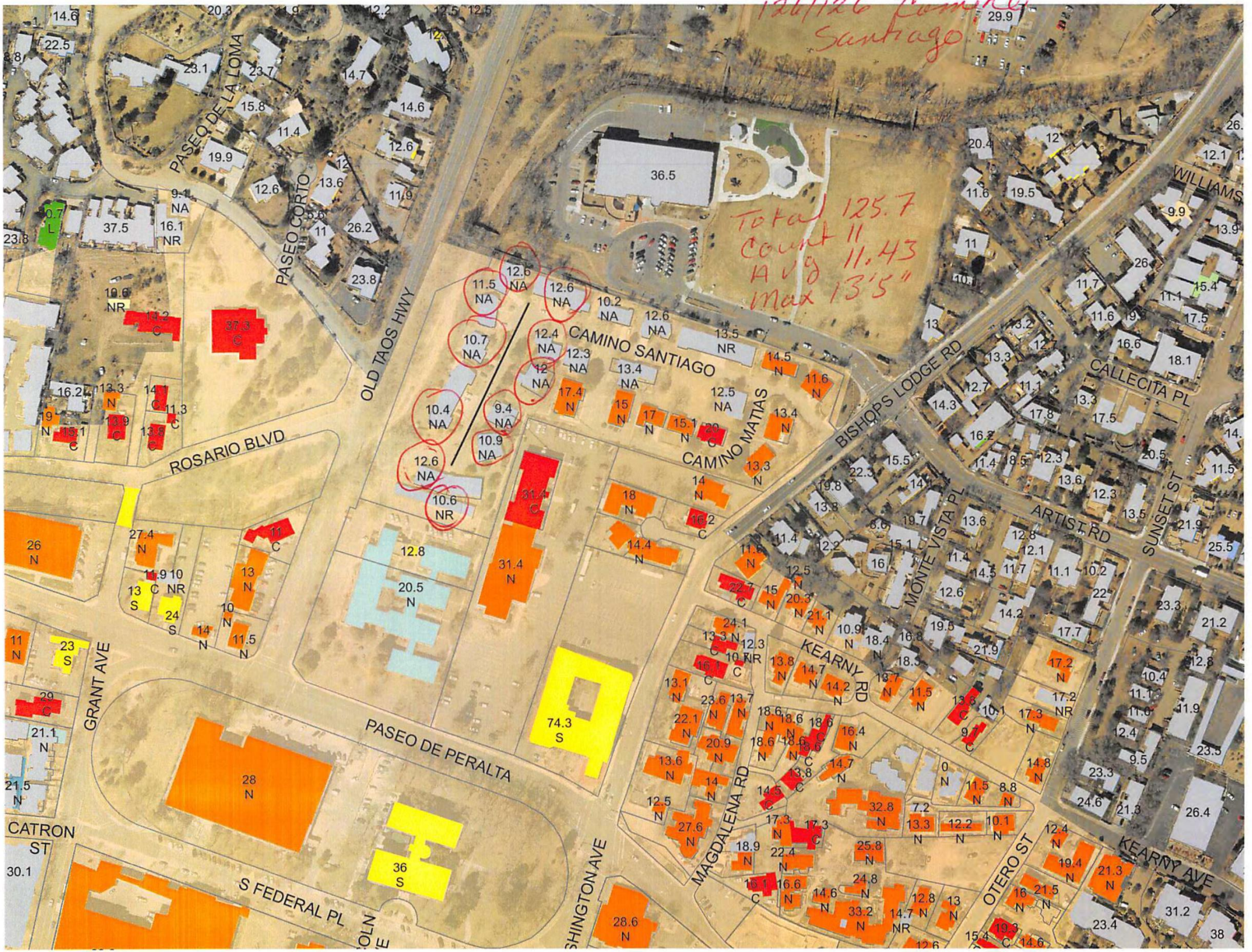
Zoning Approval:

☑ **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.


126/126 Camino Santiago
Total 125.7
Count 11
Avg 11.43
Max 13'5"
CAMINO SANTIAGO
CAMINO MATIAS
OLD TAOS HWY
PASEO DE LA LOMA
PASEO CORTO
ROSARIO BLVD
BISHOPS LODGE RD
CALLECITA PL
WILLIAMS
MONTE VISTA PL
ARTIST RD
SUNSET ST
KEARNY RD
KEARNY AVE
MAGDALENA RD
OTERO ST
GRANT AVE
PASEO DE PERALTA
CATRON ST
S FEDERAL PL
SHINGTON AVE

City of Santa Fe, New Mexico

Historic Districts Review Board

February 13, 2024
2023-007680-HDRB
Applicant Submittal
Remodel
128 Camino Santiago

JAP ARCHITECT

January 29, 2024

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, who 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 #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 June 26, 2018, Case # H-17-098A 126 Camino Santiago was reviewed as one building (with 4-units and laundry room) and designated as "Contributing" including the yard wall with the North façade given "Primary Façade" designation. Included in the Board action was the designation of structures (garages and carports) south of 126 Camino Santiago as "Non-Contributing" without any proposed improvements or demolition for the property.

My client at this time presents the proposed improvements for the property designated as 128 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 improvements include:

- Renovations and additions (to the south) to the residence.
- Removal of windows and doors on the north side on a primary façade and closing of the existing openings (exception required Section 14-5.2 (D) (5) (a)).
- Removal of windows on the north side on a primary façade, and replacement of those windows in-kind within the existing openings.
- Removal of windows and doors on the south façade.
- Addition to the south façade to connect the expanded residence to the new garage (exception required Section 14-5.2 (D) (2)).
- Demolition of the walls to the south of the existing residence.

P.O. Box 22986
Santa Fe, NM 87502
505.660.1682
japadillaarchitect@gmail.com
padillaarchitect.com

- Construction of a new Garage to serve this residence.
- New independent carport.
- Addition of a new window in the East façade.
- New 6'-0" tall yard wall on the north side of the residence to secure the property.
- New 6'-0" tall yard wall on the south side of the residence to secure the property.

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 on a primary façade and 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 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.

(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" 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.

(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 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.

The proposed addition to the main residence and the re-construction of the garage structure (garage and carports approved for demolition) exceeds 50% of the overall footprint of the contributing structure requiring an exception per Section 14-5.2 (D) (2) 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 proposed addition to the main residence and the re-construction of the garage structure (garage and carports approved for demolition) exceeds 50% of the overall footprint of the contributing structure for 128 Camino Santiago to stand as a new single-family residence with enclosed garages 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:

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

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.

(v) Are required to prevent hardship to the owner or an injury to the public welfare;

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.

(vi) 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

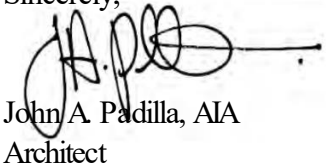
The proposed renovations, alterations, and additions work to strengthen the unique heterogeneous character of the city and the subdivision. The proposed improvements enhance the streetscape by establishing a single-family residential appearance. This request, when approved, will allow the Owner to reside within this historic district, and in the Plaza Del Monte subdivision.

The proposed improvements will have flat roofs with parapets with positive drainage to canales. There will be a minimum amount of grading as the site is relatively flat, and the proposed design works with the existing grades. The existing building walls will receive a new stucco finish, and the new construction will have a stucco finish with a medium texture. Yard walls will be CMU walls with a stucco finish with pilasters at 20'-0" on center typical. The gates will be within pilasters with a metal frame (painted), and vertical wood finish (stained) at all locations. New windows and doors will be a metal-clad exterior finish (Sierra Pacific, or equal) with the primary façade window replacements done in-kind.

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

Thank you for considering our request and please let me know if you require any additional information.

Sincerely,



John A. Padilla, AIA
Architect

128 Camino Santiago



North Elevation



Northeast view



East Elevation (Looking Southwest and Yard Wall)



Yard Wall (Looking Northwest)



Yard Wall East Side (Looking Southeast)



Yard Wall East Side (Looking South)



South Elevation (East end)



South Elevation (West end)



South Elevation (Laundry Area)



South Elevation (Laundry Area to Carport)



Garage North Elevation



South Elevation (2-Car Garage)



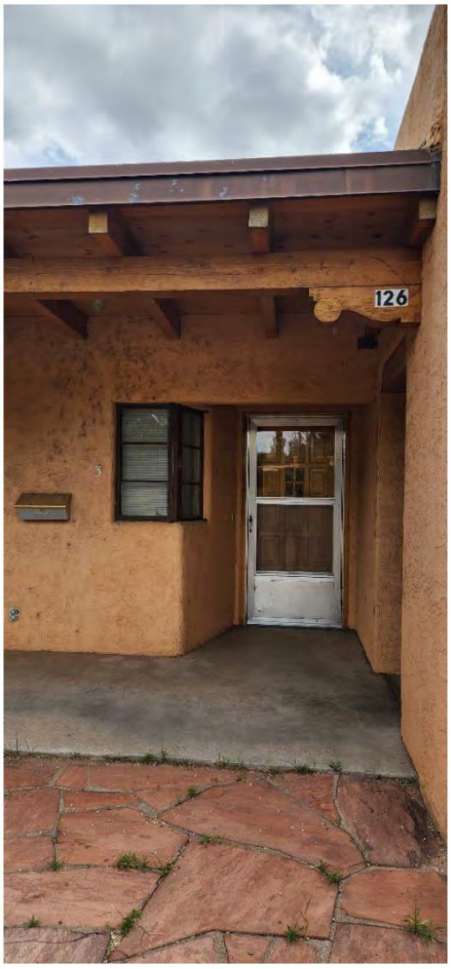
South Elevation (Carport)



South Elevation (Carport West Portion)



North Elevation (West end)



North Elevation (West entry door at Portal)



North Elevation (Looking East at Portal)



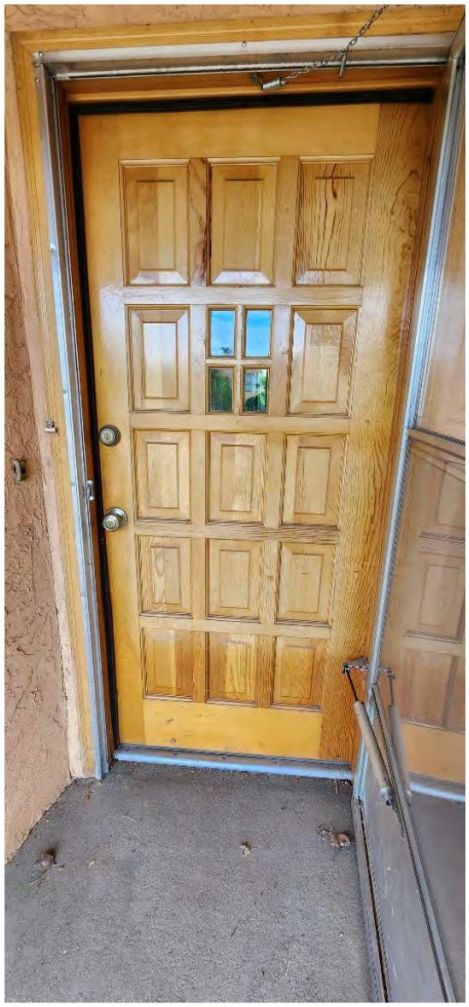
North Elevation (Portal)



North Elevation (East end at Portal)



Front Screen Door



Front Door



Corner Window



Double Casement Window



Single Window at Laundry



Door at Laundry



Screen Door at Laundry

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

HISTORIC ASSESSMENT NO.151223-HA



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**

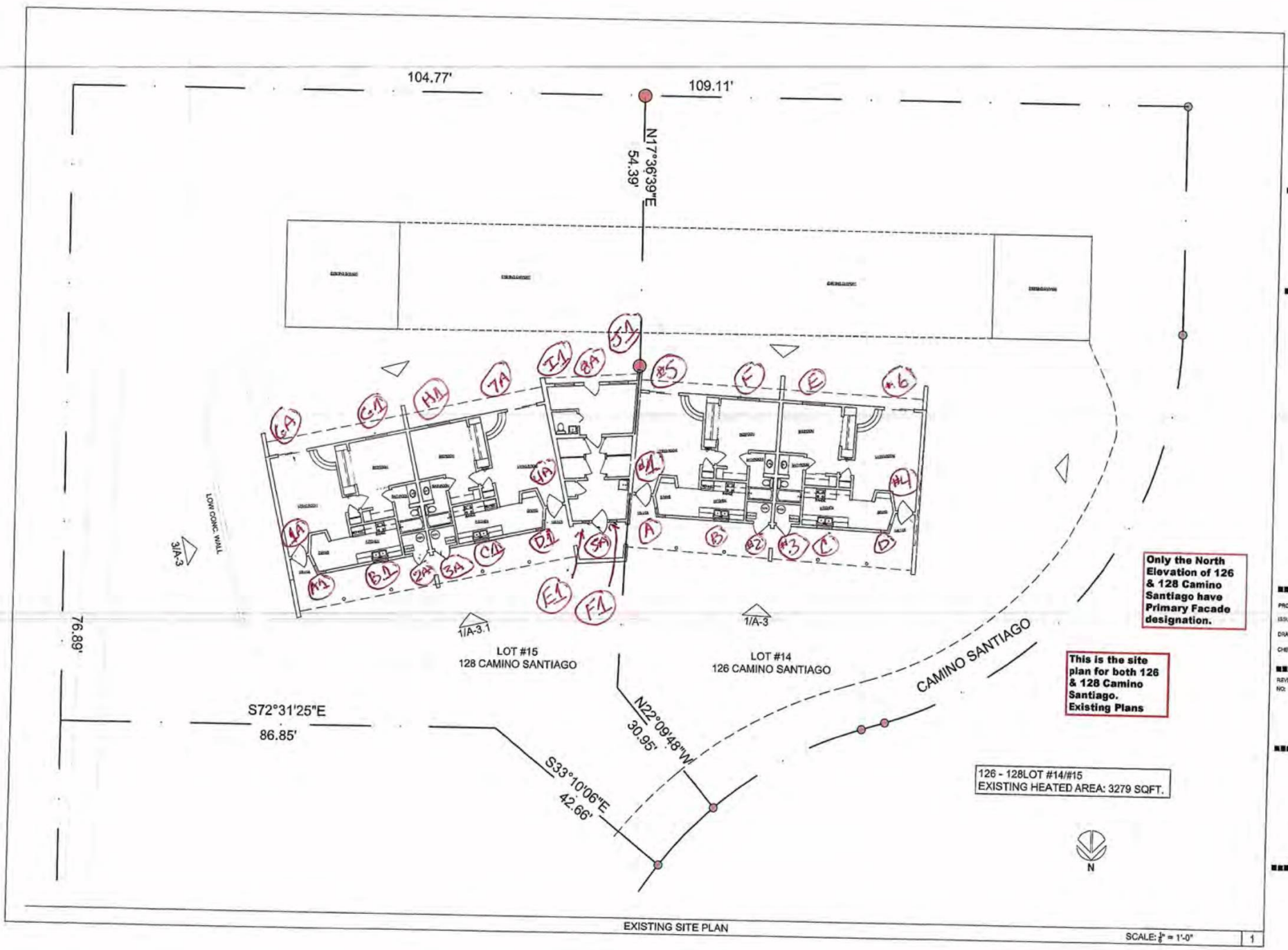
RPA & ASSOCIATES| WINDOW & DOOR CONDITION AND INTEGRITY CODES

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) 980-1682
japadillaarchitect@gmail.com
pad@aarchitect.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

RPA & Associates

PRESERVING OUR HISTORY
508 Ortega Rd NW Los Ranchos de Albuquerque, NM 87114
P.O. Box 10328 Albuquerque, NM 87184
505-379-7000
rpahistoric@gmail.com



To JAP ARCHITECT
P.O. BOX 32986
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
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
B1	20 x 38 L STEEL CASEMENT 90°+/- BAY 20 x 38 R 1W3H
C1	20 x 38 L R STEEL CASEMENT 1W3H
DR# 4A	36 x 80 RH INSWING DOOR 15-PANEL W/1-GLASS PANEL 4-LT ALL WOOD
E1	20 x 38 R STEEL CASEMENT 1W3H
F1	20 x 38 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
J1	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.

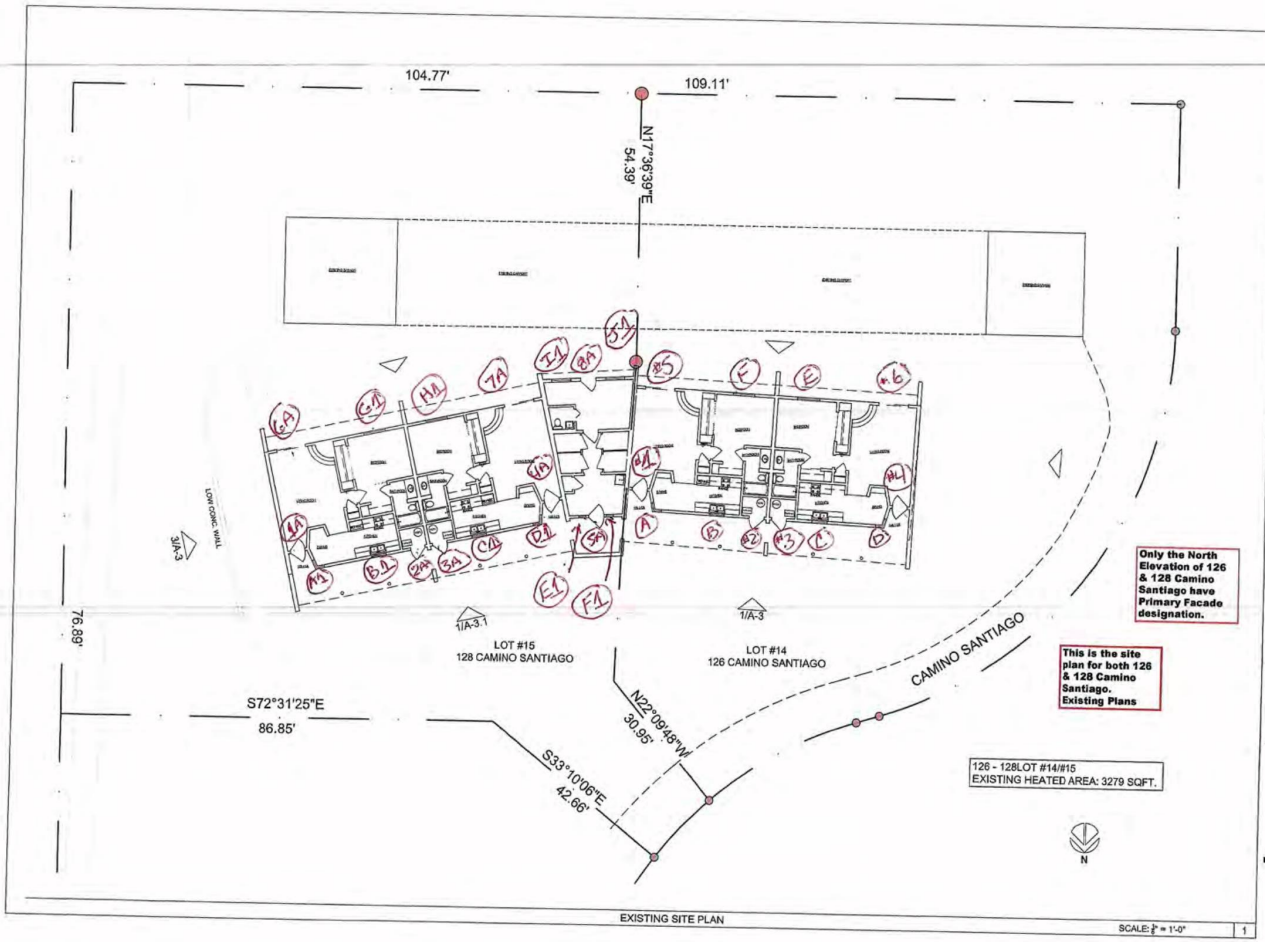
NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY 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
G1	54 x 51 LSR STEEL CASEMENT 1W4H	U	NON-HISTORIC – 1987
DR #6A	32 x 80 SGD 1-LT MILL FINISH OX ALUMINUM	S	HISTORIC
DR #7A	54 x 51 LSR STEEL CASEMENT 1W4H	S	HISTORIC
OX ALUMINUM	32 x 80 SGD 1-LT MILL FINISH	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 & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR #8A PANEL	36 x 80 RH METAL DOOR 3W3H/2-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:



JAP ARCHITECT

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(505) 980-1882
jacob@aarchitect.com
jpadilla@aarchitect.com

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 12/04/2022
DRAWN BY: RDC
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

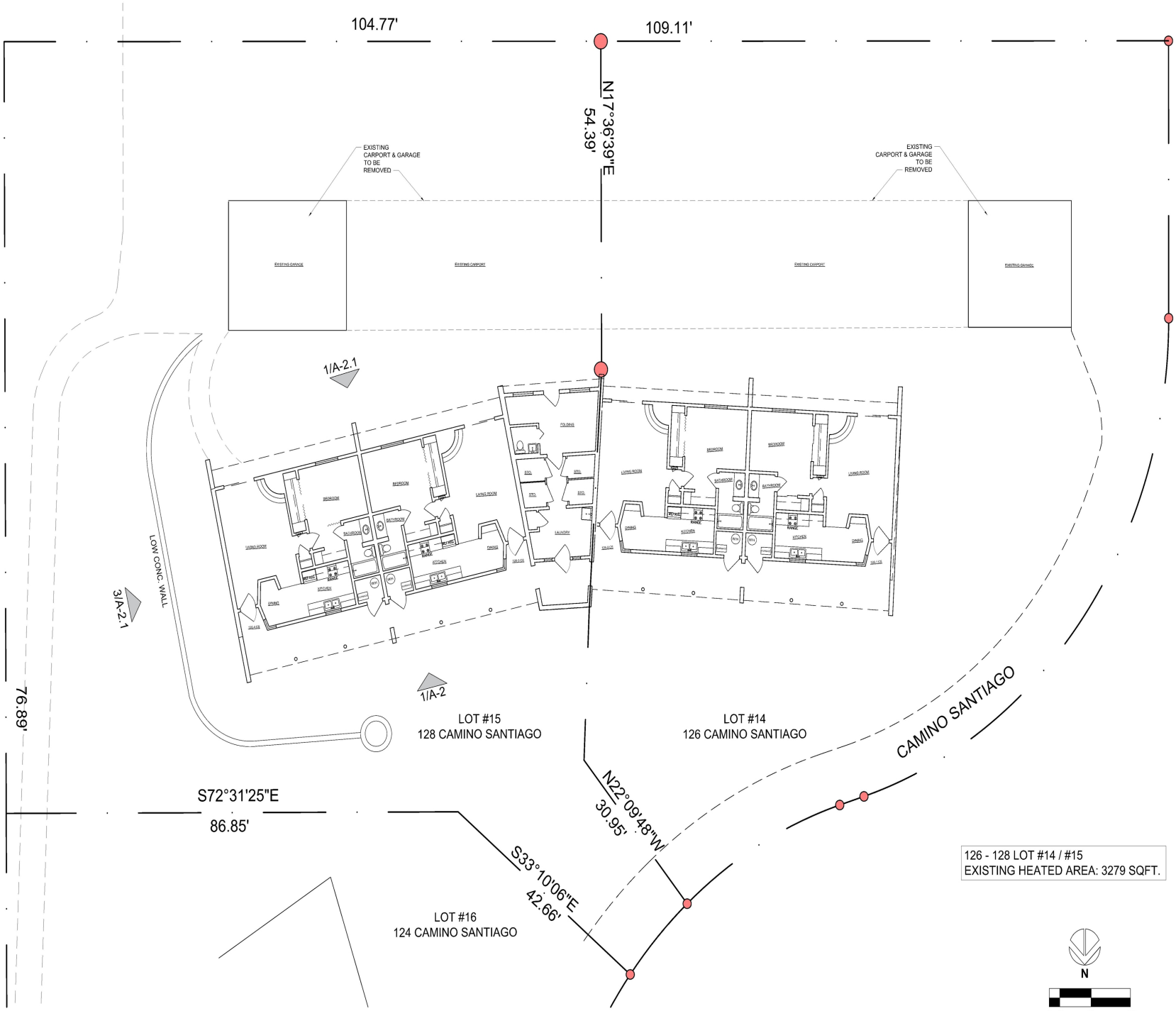
SHEET TITLE:

128
LOT #15
EXISTING
SITE
PLAN

COPYRIGHT 2023
JOHN A. PADILLA AIA

SHEET NO:

SP-1



EXISTING SITE PLAN SCALE: 1/8" = 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: 12/10/2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128
CAMINO SANTIAGO
EXISTING
SITE
PLAN

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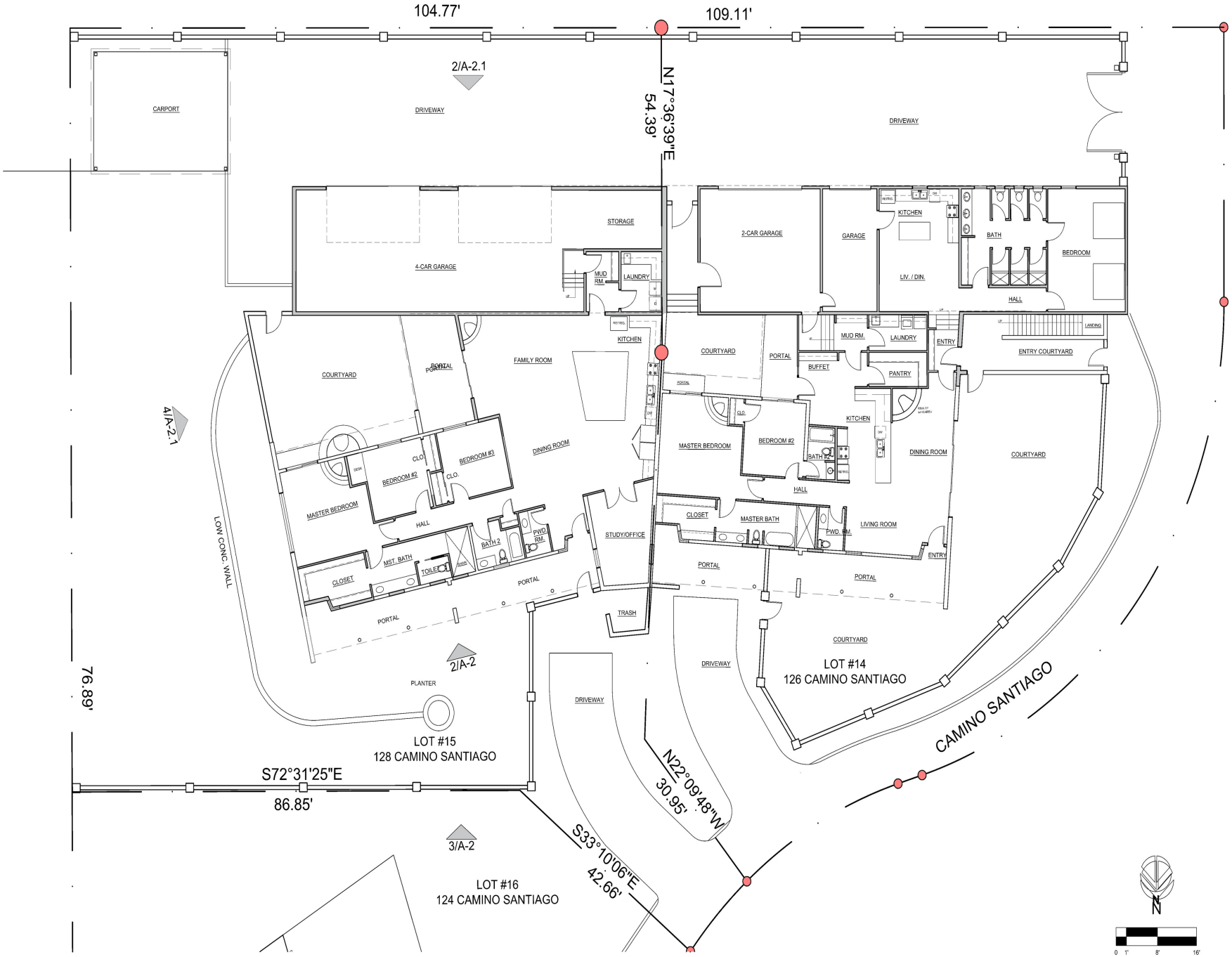
SHEET NO:

SP-1



PROPOSED SITE PLAN

SCALE: 1/8" = 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: 12/10/2023
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128
CAMINO SANTIAGO
PROPOSED
SITE
PLAN

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SHEET NO:

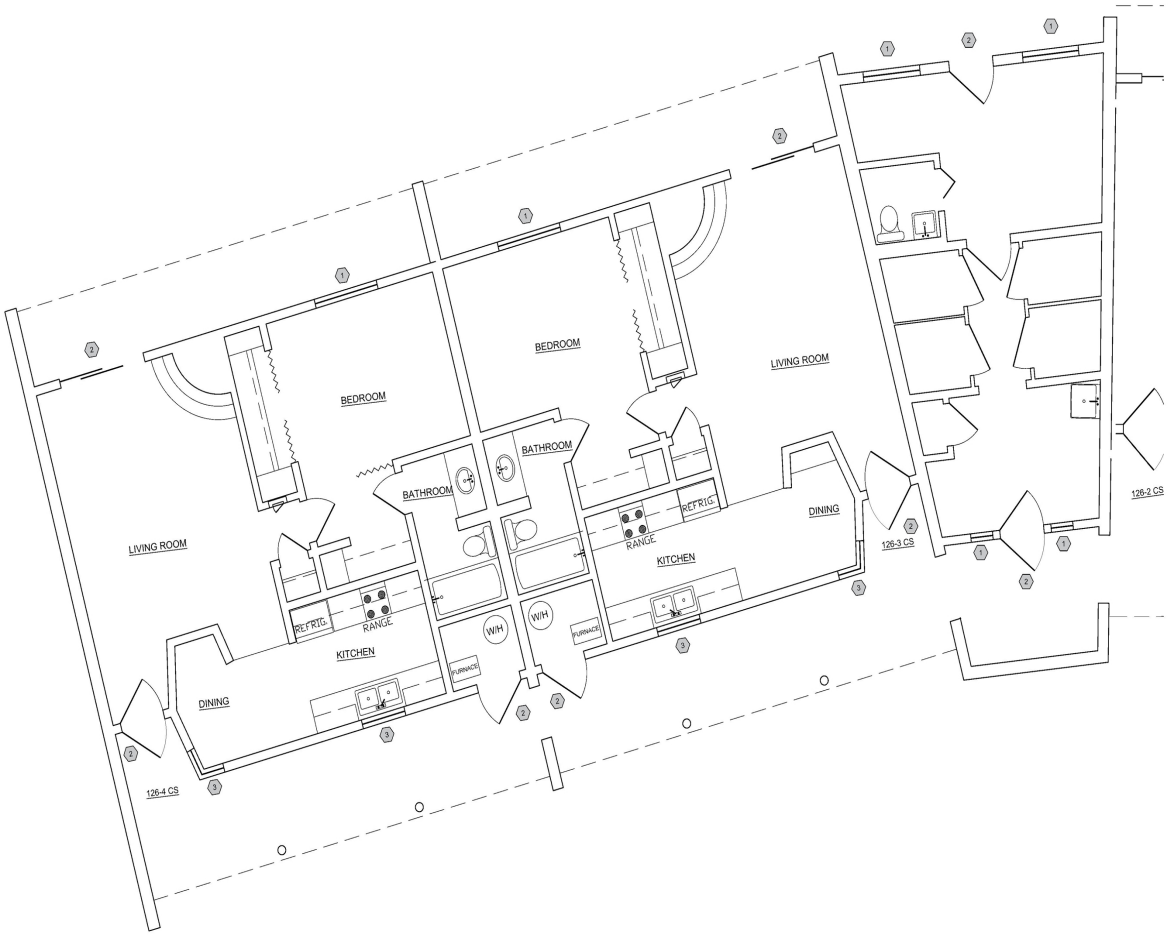
SP-2

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: 1/4" = 1'-0"

1

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RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE N.M.

PROJECT NO.: CAMINOSANT
ISSUE DATE: 01/15/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128 CAMINO SANTIAGO EXISTING FLOOR PLAN

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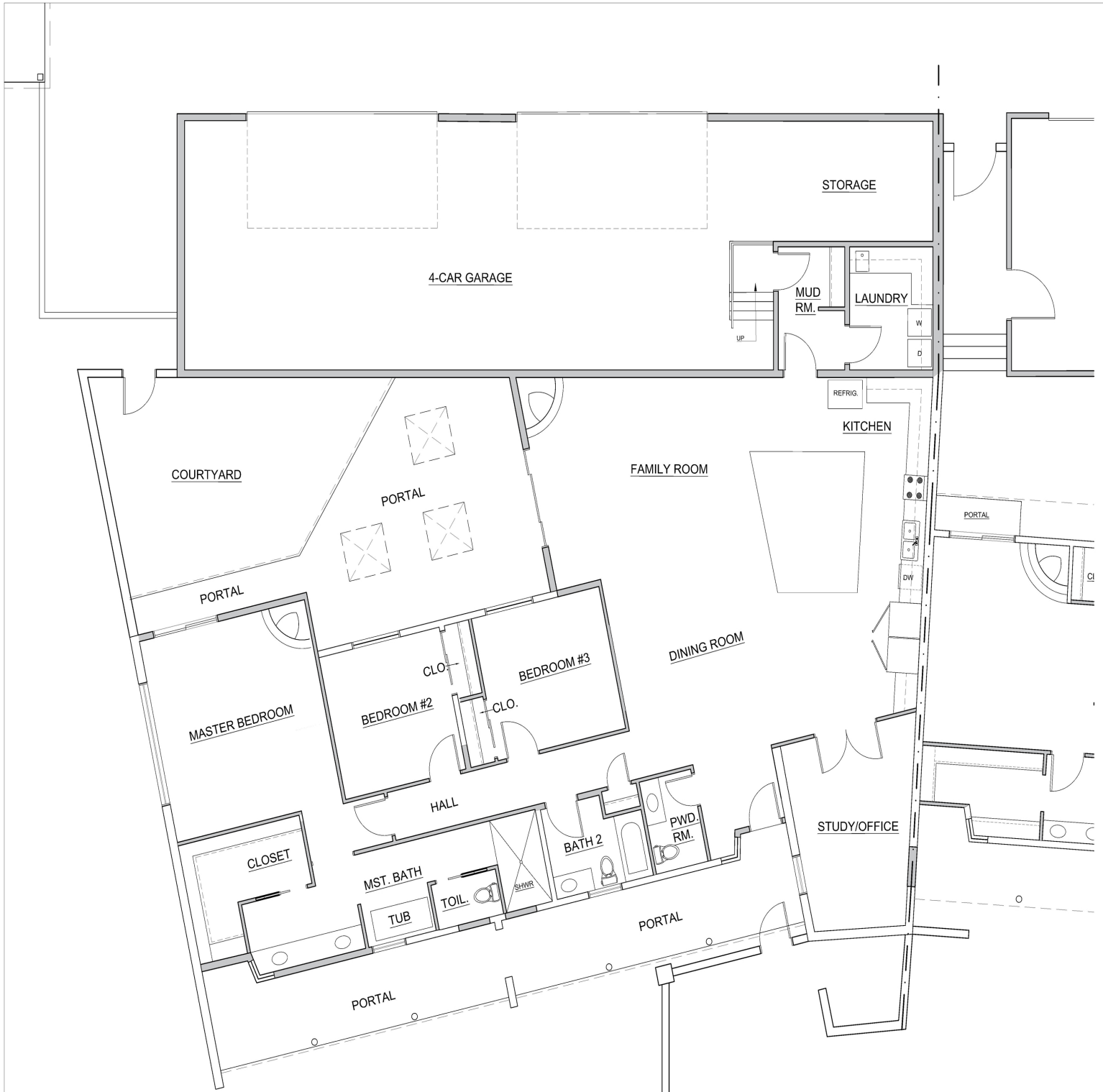
SHEET NO:

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: $\frac{1}{4}$" = 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: 01/15/2024
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128 CAMINO SANTIAGO PROPOSED FLOOR PLAN

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SHEET NO:

A-1.1



PROPOSED ROOF PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING UNIT SEPARATION PARAPET WALL
2. EXTEND EXISTING WALL PARAPET
3. NEW PARAPET WALL
4. NEW PORTAL ROOF
5. NEW 4' x 4' SKYLIGHT

JAP ARCHITECT

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padillaarchitect.com

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE N.M.

PROJECT NO.:	CAMINOSANT
ISSUE DATE:	01/15/2024
DRAWN BY:	RDE
CHECKED BY:	JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128
CAMINO SANTIAGO
PROPOSED
ROOF
PLAN

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SHEET NO:

A-1.2

PROPOSED ROOF PLAN

SCALE: $\frac{1}{4}$" = 1'-0"

JAP ARCHITECT

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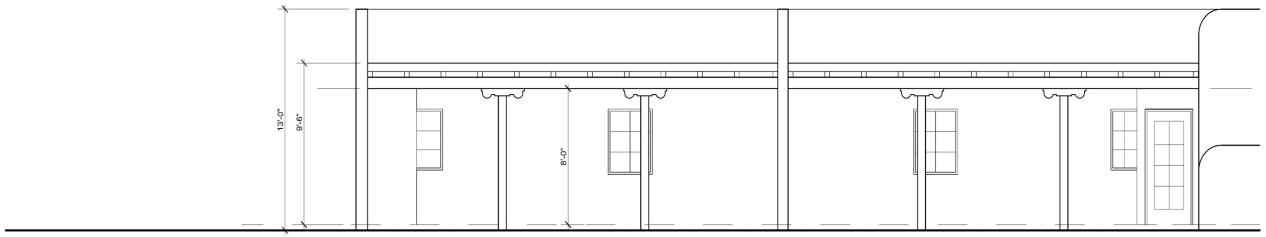
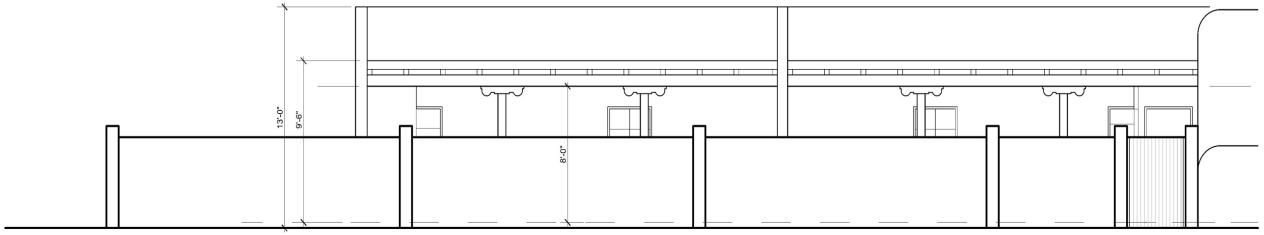
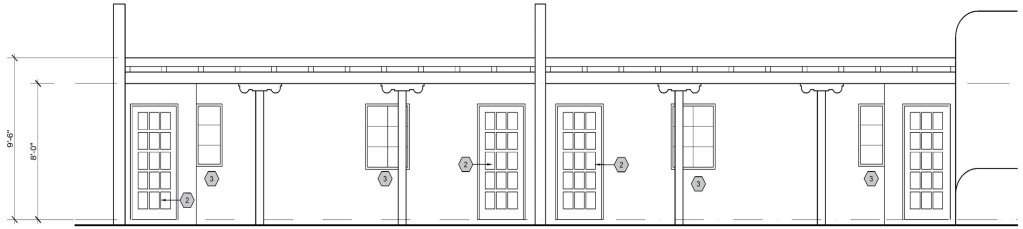
padillaarchitect.com



PROPOSED NORTH ELEVATION (NO YARD WALL) — SCALE: 1/4" = 1'-0" — 3



PROPOSED NORTH ELEVATION - OUTSIDE YARD WALL — SCALE: 1/4" = 1'-0" — 2



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

PROPOSED ELEVATIONS 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

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

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

RENOVATION & ADDITION
128 CAMINO SANTIAGO
SANTA FE N.M.

PROJECT NO.:	CAMINOSANT
ISSUE DATE:	01/15/2024
DRAWN BY:	RDE
CHECKED BY:	JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

128 CAMINO SANTIAGO EXISTING & PROPOSED NORTH ELEVATIONS

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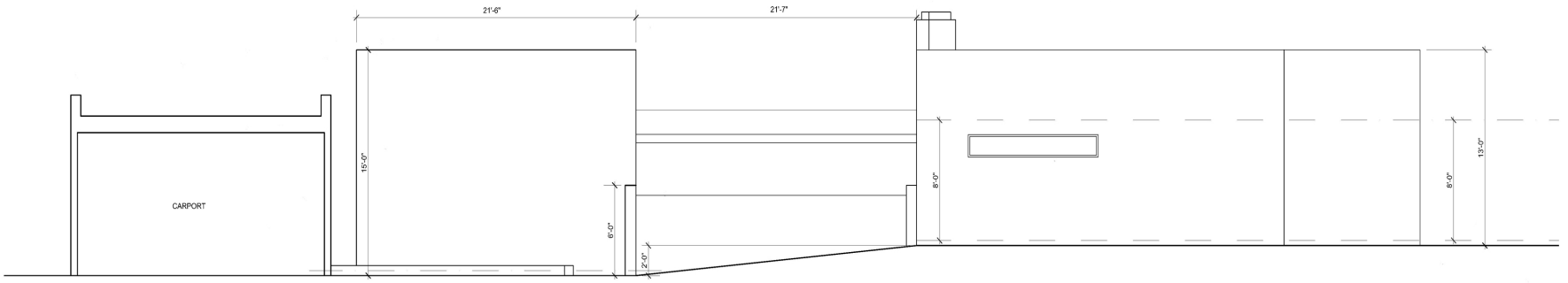
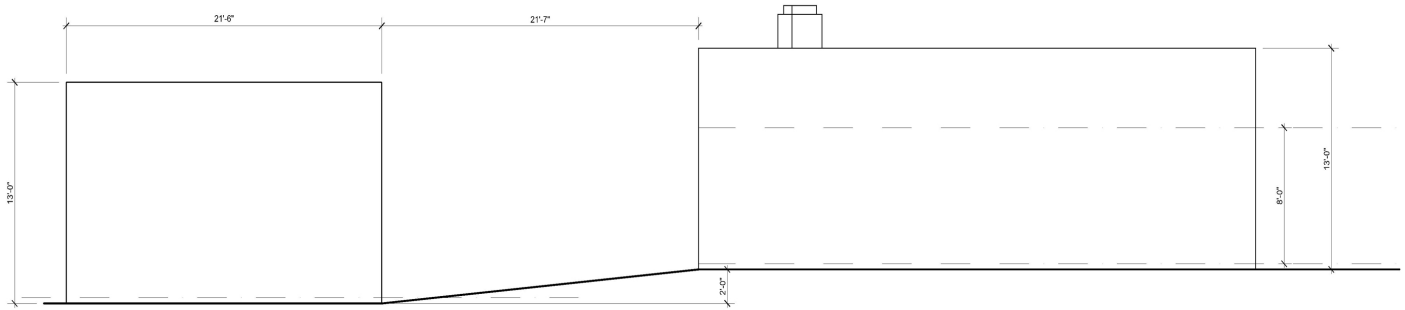
SHEET NO:

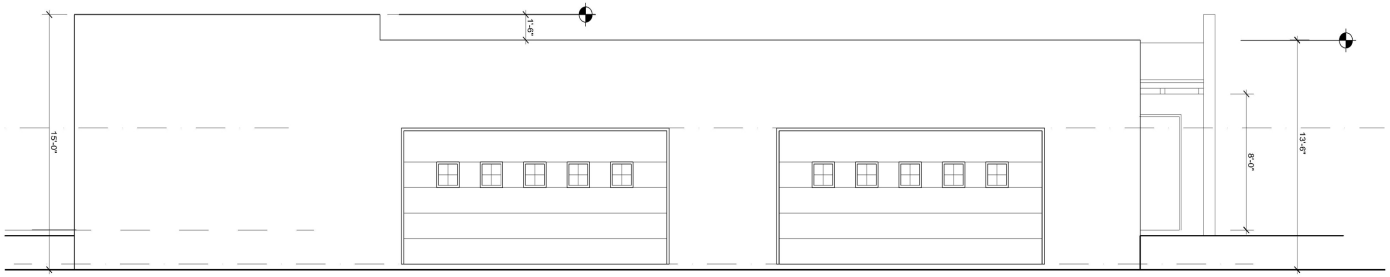
A-2



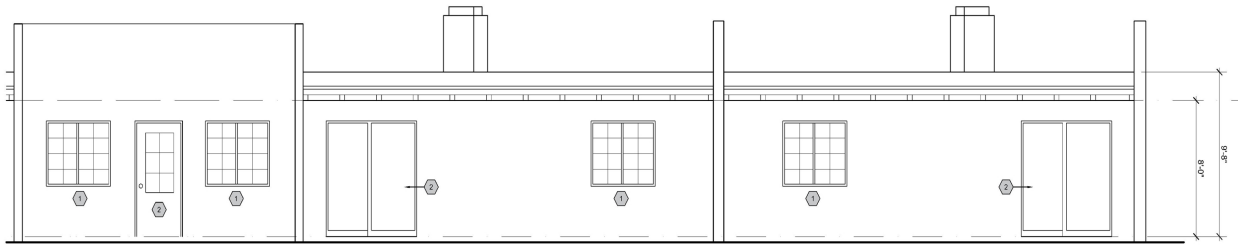
PROPOSED EAST ELEVATION — SCALE: 1/4" = 1'-0" — 4



EXISTING EAST ELEVATION — SCALE: 1/4" = 1'-0" — 3



PROPOSED SOUTH ELEVATION — SCALE: 1/4" = 1'-0" — 2



EXISTING SOUTH ELEVATION - 128 — SCALE: 1/4" = 1'-0" — 1

PROPOSED ELEVATIONS 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

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

ELEVATIONS DRAWN PERPENDICULAR TO STRUCTURE

JAP ARCHITECT

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padillaarchitect.com

RENOVATION & ADDITION

128 CAMINO SANTIAGO
SANTA FE N.M.

PROJECT NO.:	CAMINOSANT
ISSUE DATE:	01/15/2024
DRAWN BY:	RDE
CHECKED BY:	JAP

REVISIONS:

NO:	DATE:	DETAIL:

SHEET TITLE:

128 CAMINO SANTIAGO EXISTING & PROPOSED SOUTH & EAST ELEVATIONS

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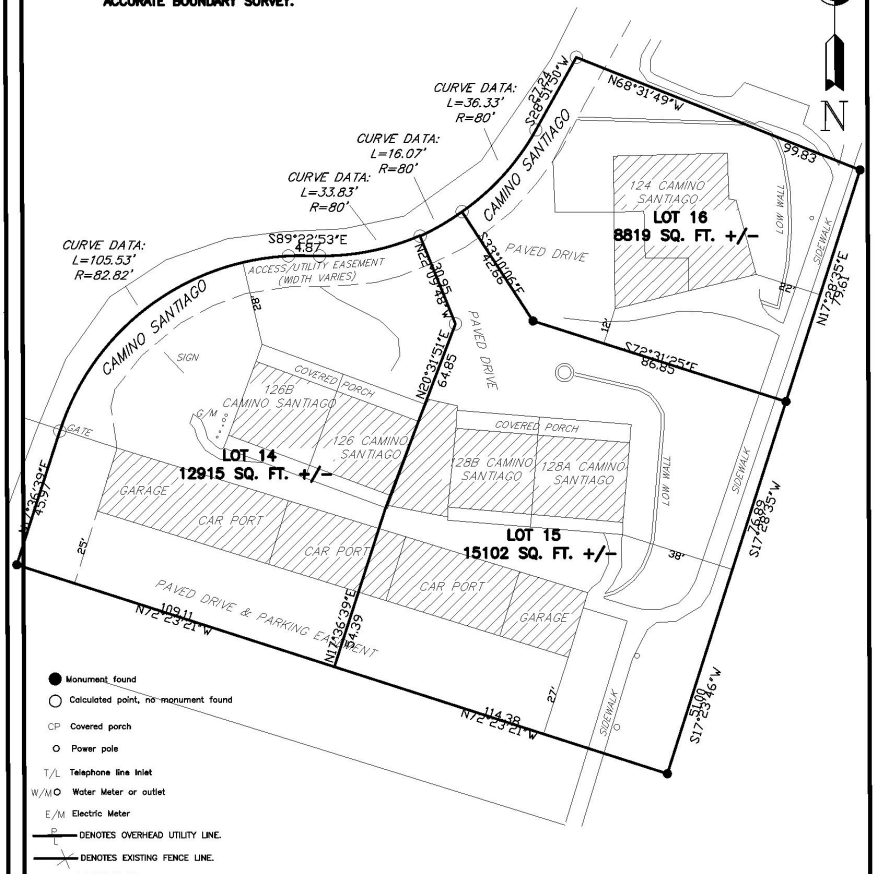
SHEET NO:

A-2.1

IMPROVEMENT LOCATION REPORT

Lot 14,15 & 16 as shown and delineated on plat of survey entitled "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM..." recorded December 23, 2022 in Plat Book 878 at Page 20 as Instrument No. 1918170, Records of Santa Fe County, New Mexico.

THIS IS NOT A BOUNDARY SURVEY. THIS IS NOT TO BE USED FOR THE PURPOSE OF ESTABLISHING OR REMOVING OF THE SURVEY EXCEPTION FROM A FUTURE TITLE POLICY. IT MAY NOT REVEAL ENCROACHMENTS, OVERLAPS, CONFLICTS IN BOUNDARY LINES, SHORTAGES IN AREA, OR OTHER MATTERS WHICH WOULD BE DISCLOSED BY AN ACCURATE BOUNDARY SURVEY.



- Monument found
- Calculated point, no monument found
- CP Covered porch
- Power pole
- T/L Telephone line inlet
- W/M Water Meter or outlet
- E/M Electric Meter
- P/L DENOTES OVERHEAD UTILITY LINE.
- DENOTES EXISTING FENCE LINE.

LEGEND

NOTE: THIS IS NOT A BOUNDARY SURVEY FOR USE BY A PROPERTY OWNER FOR ANY PURPOSE.

0 20 40
FEET
1 IN.=40

RIO EMBUDO SURVEYING CO.
NEW MEXICO PROFESSIONAL SURVEYOR, LICENSE #18375
303 RIM ROAD, LOS ALAMOS NM 87544
CELL 505-660-0208

IMPROVEMENT LOCATION REPORT

THIS IS NOT A BOUNDARY SURVEY

SURVEY File NO. SF4158-2023

PROPERTY AT 128 A & B Camino Santiago, Santa Fe, Santa Fe County, N.M.

THIS IS TO CERTIFY THAT I MADE A FIELD INSPECTION OF THE PREMISES SITUATED OF: **128 A & B Camino Santiago, Santa Fe, Santa Fe County, N.M. on July 3, 2023.**

BRIEFLY DESCRIBED AS: **Lot as shown and delineated on plat of survey entitled "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM..." recorded December 23, 2022 in Plat Book 898 at page 20 and instrument No. 2003738, records of Santa Fe County, New Mexico. Property is subject to all easements, restrictions of record which pertain. This report is NOT to be relied on for the establishment of fences, buildings or other future improvements. THIS IS NOT A BOUNDARY SURVEY AND MAY NOT REFLECT THAT WHICH MAY BE DISCLOSED BY A FULL BOUNDARY SURVEY.**

MARK ONE BOX IN EACH ITEM BELOW AND MAKE ANY ADDITIONAL STATEMENTS THAT MAY BE APPROPRIATE.

1. Evidence of right-of-way, old highway or abandon roads, lanes, trails or driveways, sewer drains, water, gas or oil pipelines on or crossing said premises (show location, if none applicable so indicate). **NONE EVIDENT.**
2. Streams, creeks, rivers, ponds, ditches, or lakes located, bounding or through said premises: **AS SHOWN ON PAGE 2 IF ANY.**
3. Evidence of cemeteries or family burial grounds located on said premises: **NONE EVIDENT.**
4. Overhead utility poles, anchors, pedestals, wires or lines overhanging or crossing said premises and serving other properties: **AS SHOWN ON PAGE 2 IF ANY.**
5. Joint driveways or walkways, joint garages, party walls or rights of support, steps or roofs used in common: **AS SHOWN ON PAGE 2 IF ANY.**
6. Apparent Encroachments. If the buildings, projections, or cornices thereof, or signs affixed thereto, fences or other indications of occupancy appear to encroach upon or overhang adjoining property and or inspected premises: **NONE EVIDENT.**
7. Boundary lines and corners: Evidence of boundary lines and/or corners found or set: **NO EVIDENCE OF PREVIOUS SURVEYS COULD BE FOUND ON PROPERTY. LOCATIONS OF IMPROVEMENTS SHOWN ON PAGE 2, ARE BASED ON EXISTING FENCE CORNERS ON AND AROUND PROPERTY.**
8. Is the property improved? (If structure appears to encroach or appears to violate setback lines, show distances: **YES. THE PROPERTY IS CURRENTLY IMPROVED WITH MULTIPLE HOMES & UTILITIES.**
9. Are the abutting streets or roads publicly maintained? **NO, CAMINO SANTIAGO DOES NOT APPEAR TO MAINTAINED.**

(SIGNATURE) _____ 7/9/23

Jason A. Romero, NMPLS 18375, Los Alamos, N.M. 87544 **Date** **(505) 660-0208**



ST & E SF4152-2023-AHP

WARRANTY DEED

Plaza Del Monte LLC, a New Mexico limited liability company, for consideration paid, grants to **Onesimo C. Vigil and Rachel M. Vigil, Trustees of the Onesimo C. Vigil and Rachel M. Vigil Revocable Trust dated July 17, 2017,** whose address is 6509 Jade Drive NW, Albuquerque, NM 87120, the following described real property in **Santa Fe County, New Mexico**:

Lot 15 as shown and delineated on plat of survey entitled "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM..." recorded December 23, 2022 in Plat Book 898 at page 20 as Instrument No. 2003738, records of Santa Fe County, New Mexico.

SUBJECT TO the exceptions set forth on **Exhibit A** attached hereto and made a part hereof.

with warranty covenants.

Dated effective as of the 29th day of June, 2023.

Plaza Del Monte LLC
a New Mexico limited liability company

By: PDM Investment, LLC
a New Mexico limited liability company
Its: Managing Member

By: _____
James M. Long
Its: Managing Member

COUNTY CLERK KATHARINE E. CLARK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO }

WARRANTY DEED
PAGES: 3

I Hereby Certify That This Instrument Was e-Recorded for Record On The 19TH Day Of July, A.D., 2023 at 02:27:44 PM And Was Duly Recorded as Instrument # 2015984 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Katharine E. Clark
Deputy - GLUJAN
County Clerk, Santa Fe, NM

ACKNOWLEDGMENT

STATE OF NEW MEXICO
COUNTY OF BERNALILLO

The foregoing instrument was acknowledged before me this 29th day of June, 2023, by James M. Long, the Managing Member of PDM Investment, LLC, a New Mexico limited liability company, the Managing Member of Plaza Del Monte LLC, a New Mexico limited liability company.

~~Jennings Haug~~
~~Keleher McLeod~~
~~Validation Stamp Good Until~~
~~Time: Init.~~

Notary Public
STATE OF NEW MEXICO
NOTARY PUBLIC
Chad F. Worthen
~~Commission No. 1110898~~
October 29, 2026

EXHIBIT A

PERMITTED EXCEPTIONS

1. Taxes for the year 2023, and thereafter.

2. Sewer and refuse assessments not yet due and payable and thereafter.

3. Rights of tenants.

4. Easement for utilities recorded in Book S Misc., page 326 , records of Santa Fe County, New Mexico.

5. Easement to the City of Santa Fe recorded in Book 142 Misc., page 295, records of Santa Fe County, New Mexico.

6. Easement for utilities recorded in Book 176 Misc., page 27, records of Santa Fe County, New Mexico.

7. Easement for utilities recorded in Book 200 Misc., page 429, as assigned by that document recorded in Book 511 Misc., page 959, records of Santa Fe County, New Mexico.

8. Easement for utilities recorded in Book 219 Misc., page 32, records of Santa Fe County, New Mexico.

9. Easement for utilities recorded in Book 253 Misc., page 647, records of Santa Fe County, New Mexico.

10. Easement for utilities recorded in Book 285 Misc., page 148, as assigned by that certain document recorded in Book 511 Misc., page 959, records of Santa Fe County, New Mexico.

11. Deviation of fences from property lines, utility lines, drainage easements and road rights of way as set forth on the Lot Split Survey for the Board of Pensions of the United Presbyterian Church USA recorded in Plat book 207 at page 35, records of Santa Fe County, New Mexico.

12. Terms and conditions of Driveway Easement Agreement filed December 18, 2014 as Instrument No. 1753281, records of Santa Fe County, New Mexico.

13. Notes, conditions and easements as shown or referenced on plat of survey entitled "ALTA/ACSM Land Title Survey prepared for Cauwels and Stuve Realty and Development Advisors, LLC..." recorded March 17, 2015 as Instrument No. 1759727 in Plat book 785 at page 23, records of Santa Fe County, New Mexico.

14. Sewer Line Easement Agreement recorded November 4, 2019 as Instrument No. 1900997, records of Santa Fe County, New Mexico.

15. Terms and conditions of City of Santa Fe Santa Fe Homes Program Agreement recorded December 23, 2022 as Instrument No. 2003740, records of Santa Fe County, New Mexico.

16. Terms and conditions of Driveway Access Easement Agreement by and between El Castillo Retirement Residences, a New Mexico non-profit corporation and Plaza Del Monte LLC, a New Mexico limited liability company recorded January 9, 2023 as Instrument No. 2004483, records of Santa Fe County, New Mexico.

17. Notes, conditions, easements and all other matters as shown on plat entitled "Subdivision Survey prepared for Plaza Del Monte, LLC of Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM..." recorded December 23, 2022 in Plat Book 898 at page 20 as Instrument No. 2003738, records of Santa Fe County, New Mexico.

18. Declaration of Covenants, Conditions and Restrictions for Plaza del Monte recorded December 23, 2022 as Instrument No. 2003739, and First Supplement to the Declaration recorded as Instrument No. 2015004 records of Santa Fe County, New Mexico.

19. Notice of Homeowners Association recorded as Instrument No. 2014716, records of Santa Fe County, New Mexico.

20. Rights of others to sign, carports, garage, paved drive and parking easement, as shown on Improvement Location report by Jason A. Romero dated July 9, 2023.

City of Santa Fe, New Mexico

Historic Districts Review Board

March 26, 2024

2023-007680-HDRB

Applicant Submittal

Remodel with Redesign

128 Camino Santiago

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 dominant of the new elements of the plan.

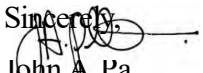
The south elevation of the garages sees the introduction of a vertical element that reflects the original building design for the walls that serve as separations for the original building units. The parapets have been set at varying heights to provide a break-up of their lines along the south façade.

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,

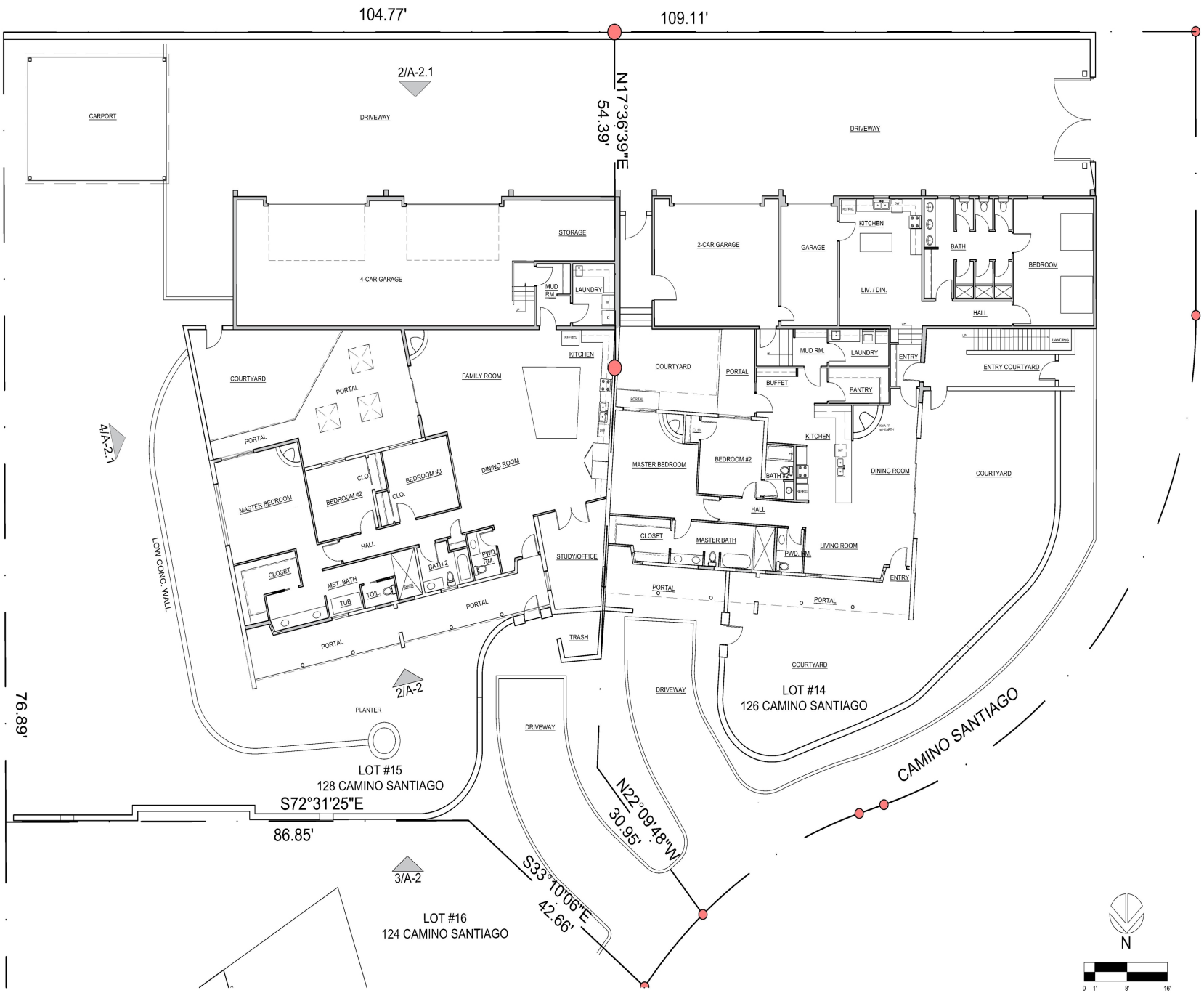


John A. Padilla, AIA
Architect

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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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

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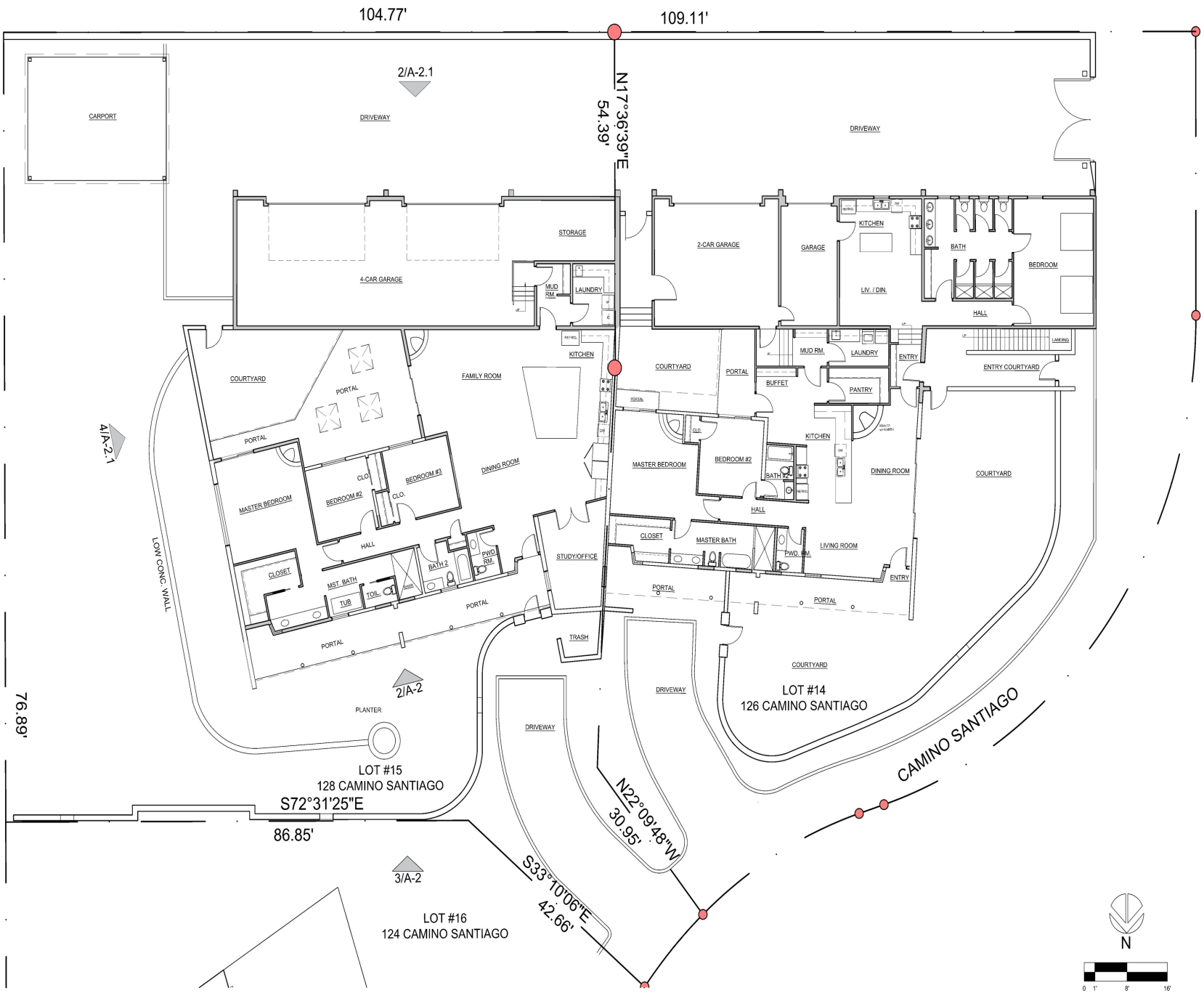
JOHN A. PADILLA AIA

SHEET NO:

SP-2



PROPOSED SITE PLAN

SCALE: 1/8" = 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: 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:

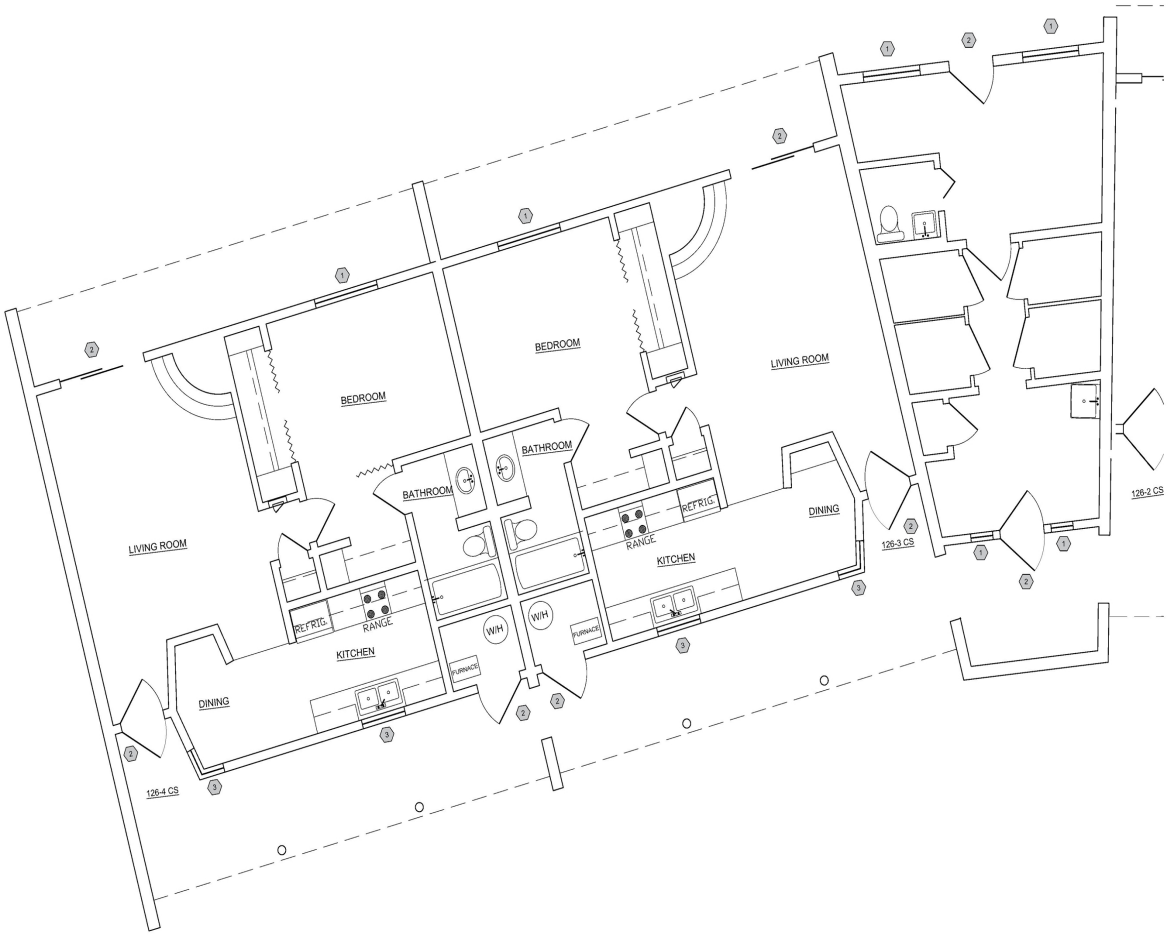
SP-2

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: 1/4" = 1'-0"

1

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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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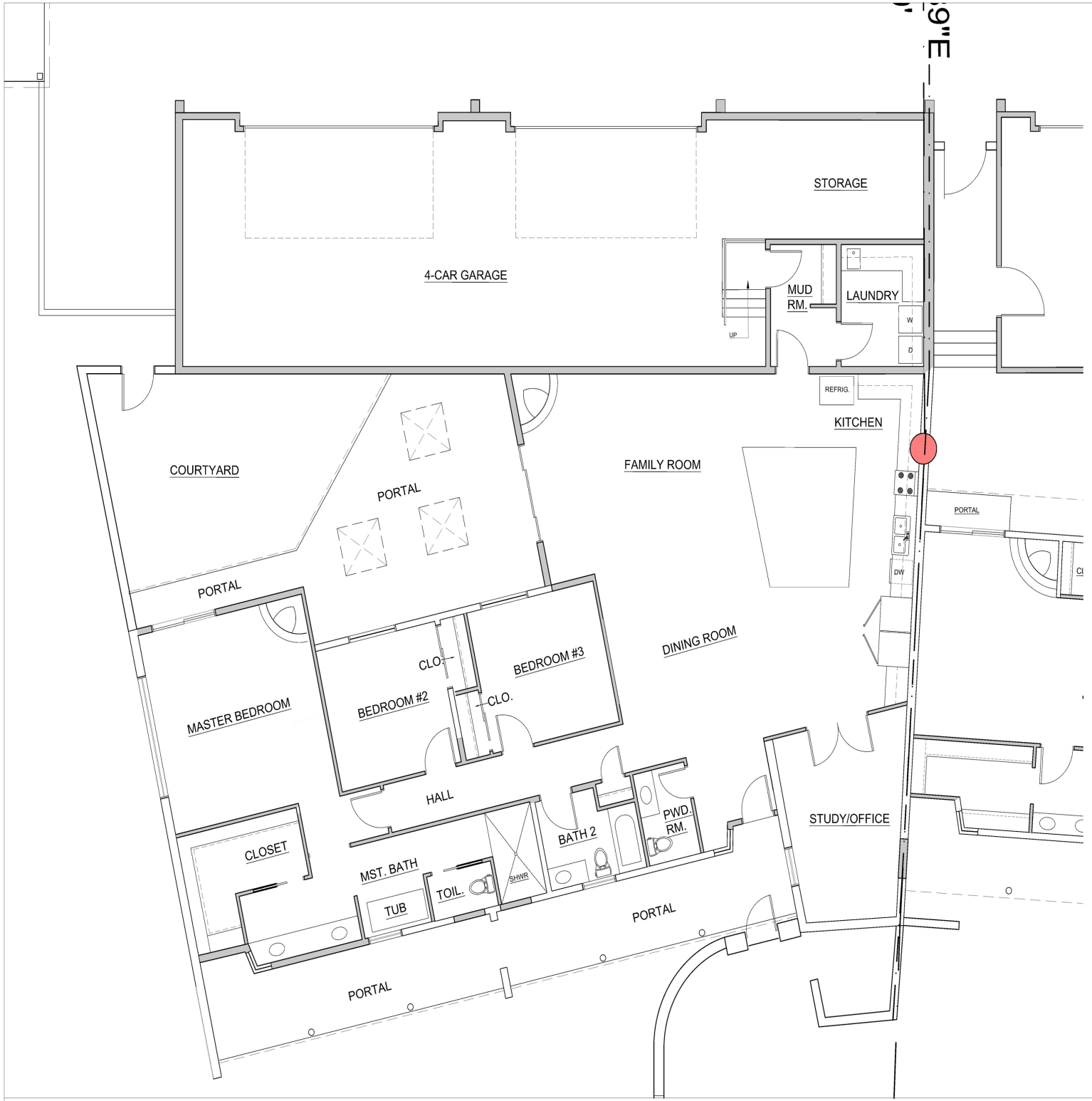
SHEET NO:

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: $\frac{1}{4}$" = 1'-0"

1

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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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SHEET NO:

A-1.1

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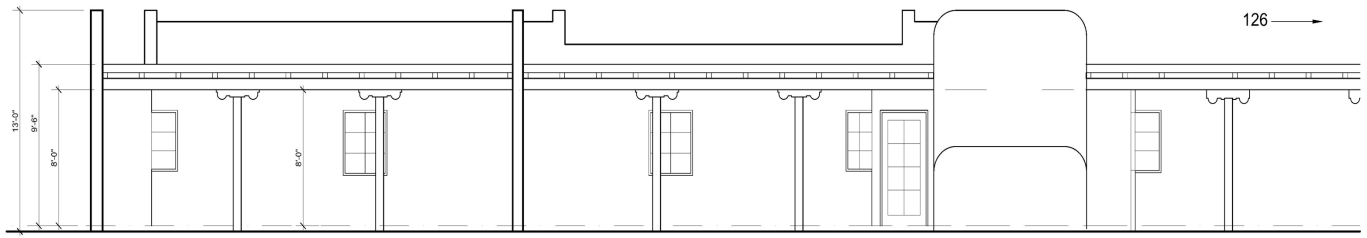
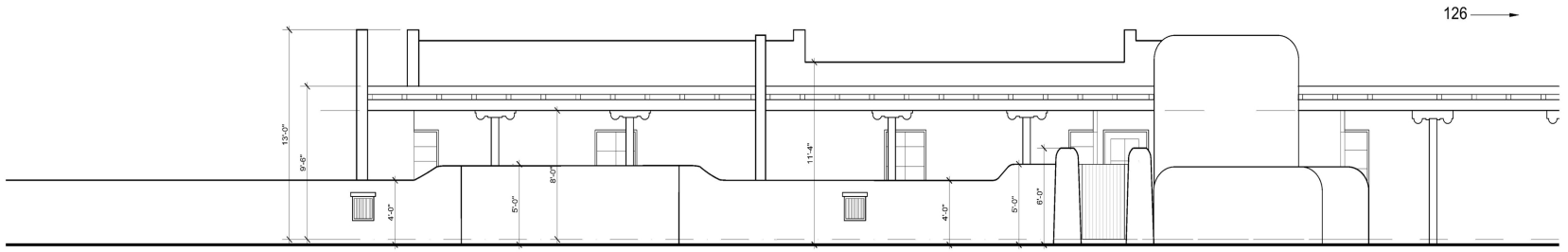
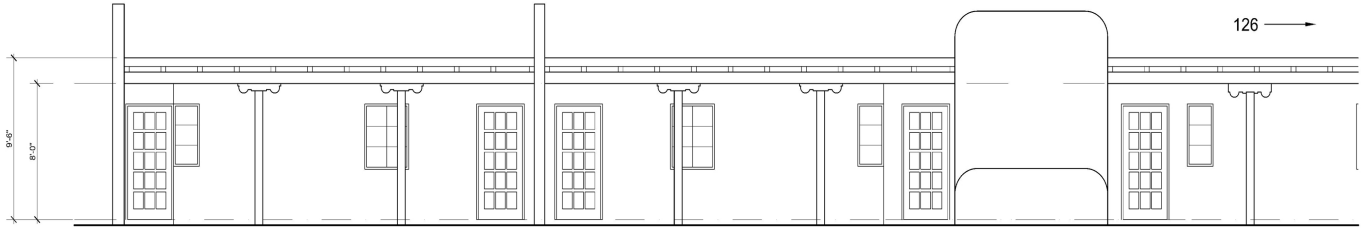


PROPOSED NORTH ELEVATION (NO YARD WALL) SCALE: 1/4" = 1'-0" 3



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

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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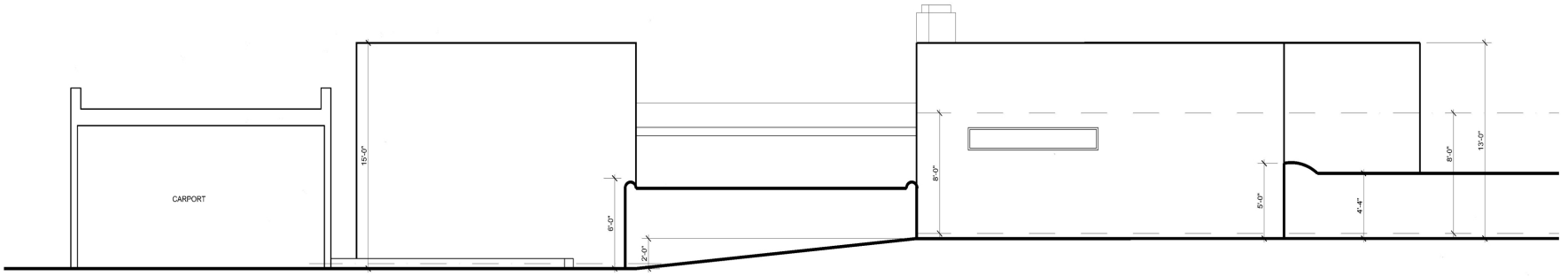
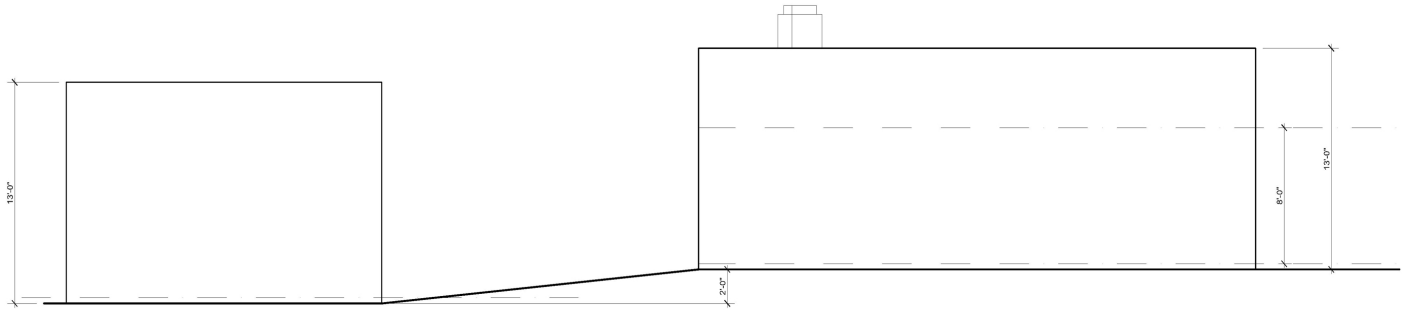
SHEET NO:

A-2



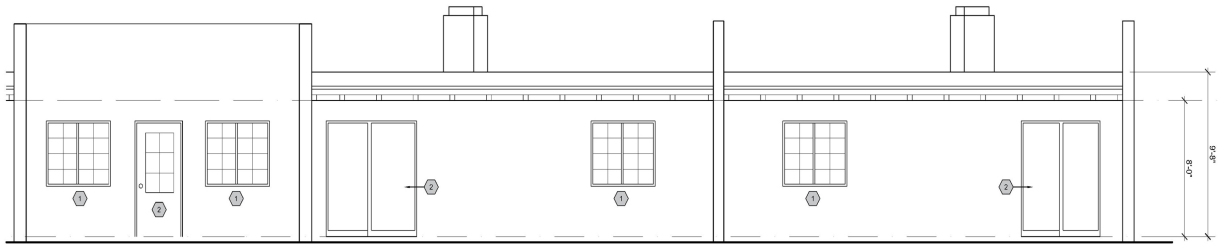
PROPOSED EAST ELEVATION — SCALE: 1/4" = 1'-0" — 4



EXISTING EAST ELEVATION — SCALE: 1/4" = 1'-0" — 3



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

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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:

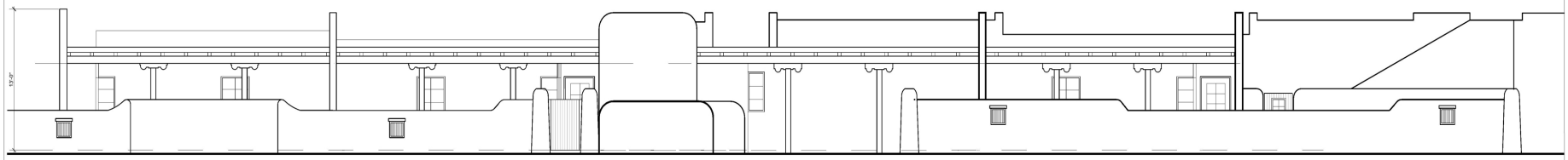
A-2.1

EXISTING PLAN SHEET KEYED NOTES

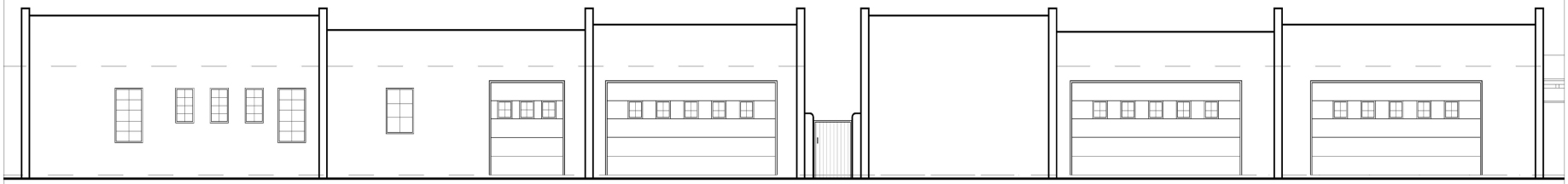
GENERAL:

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: 3/16" = 1'-0" — 3



PROPOSED SOUTH ELEVATION OVERALL — SCALE: 3/16" = 1'-0" — 2

1

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padillaarchitect.com

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

PLAZA DEL MONTE

Santa Fe, New Mexico

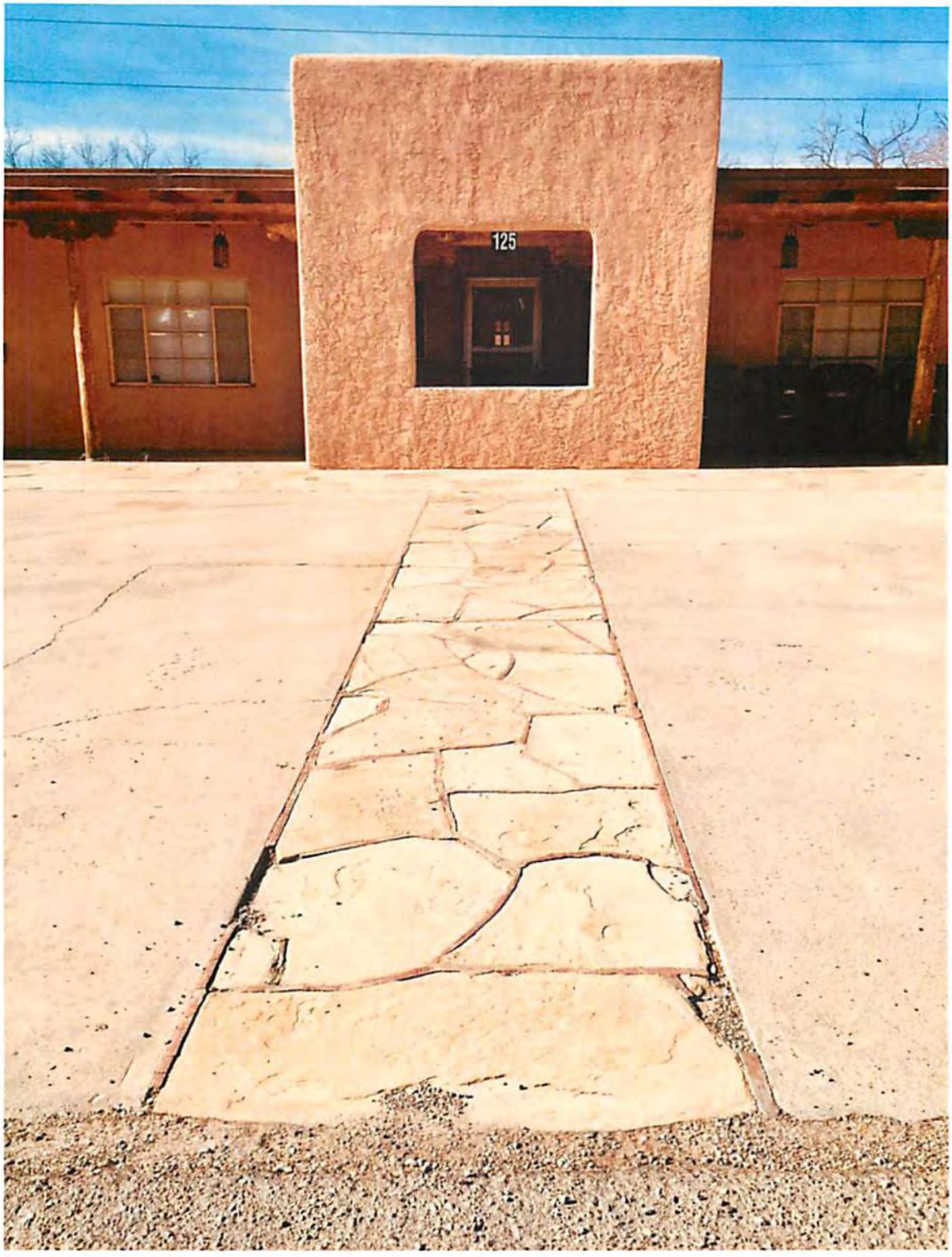
Historic Resources Evaluation



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.

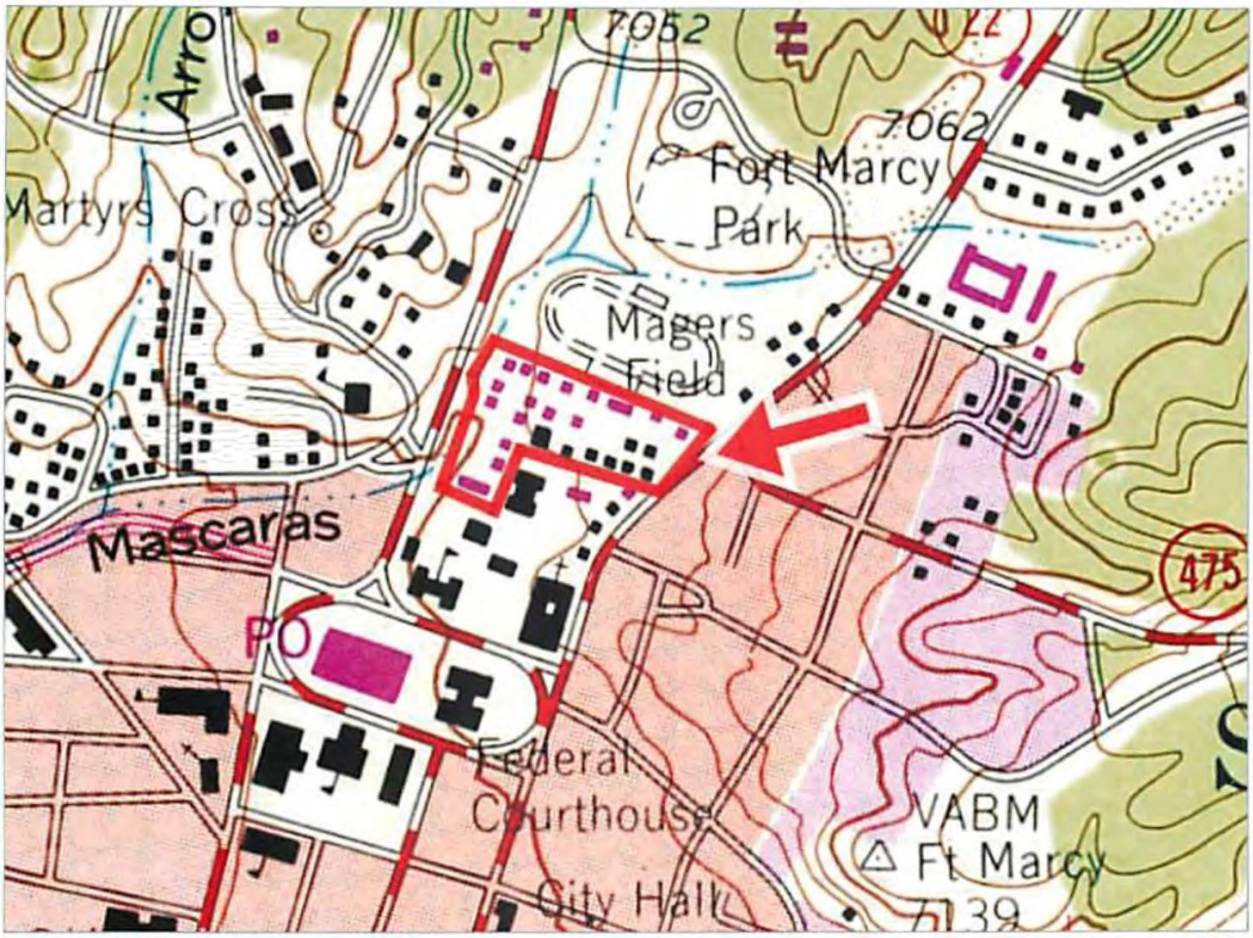

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

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]

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[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.

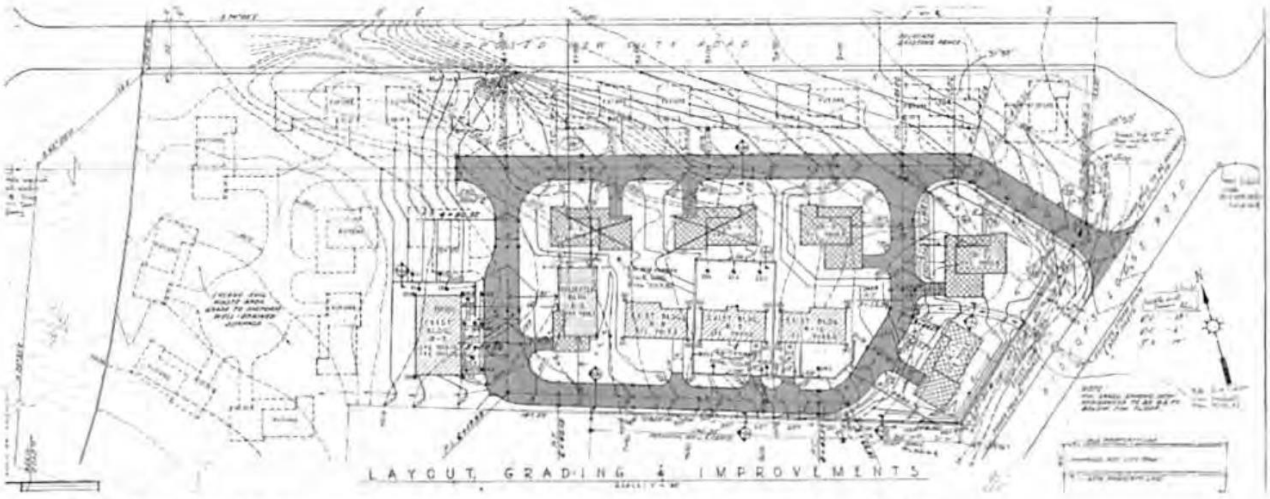

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

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).

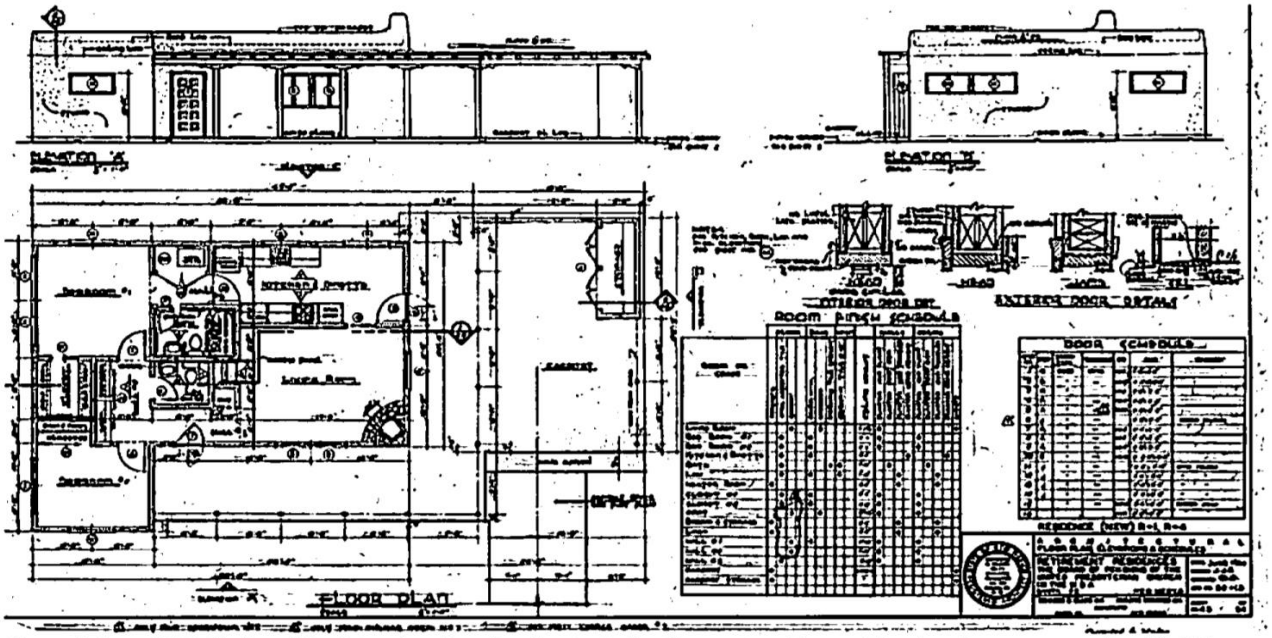

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

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.

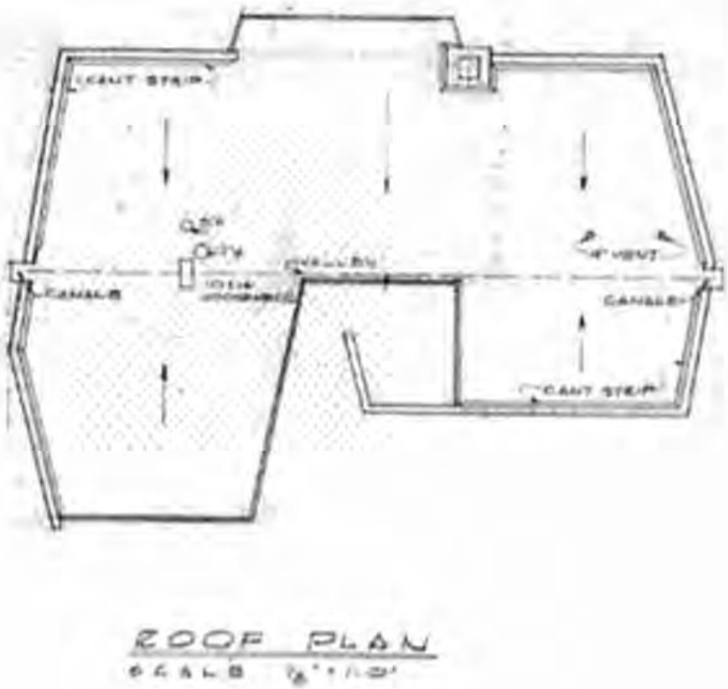

Figure 9: Roof plan for 109 Camino Santiago, 1963.

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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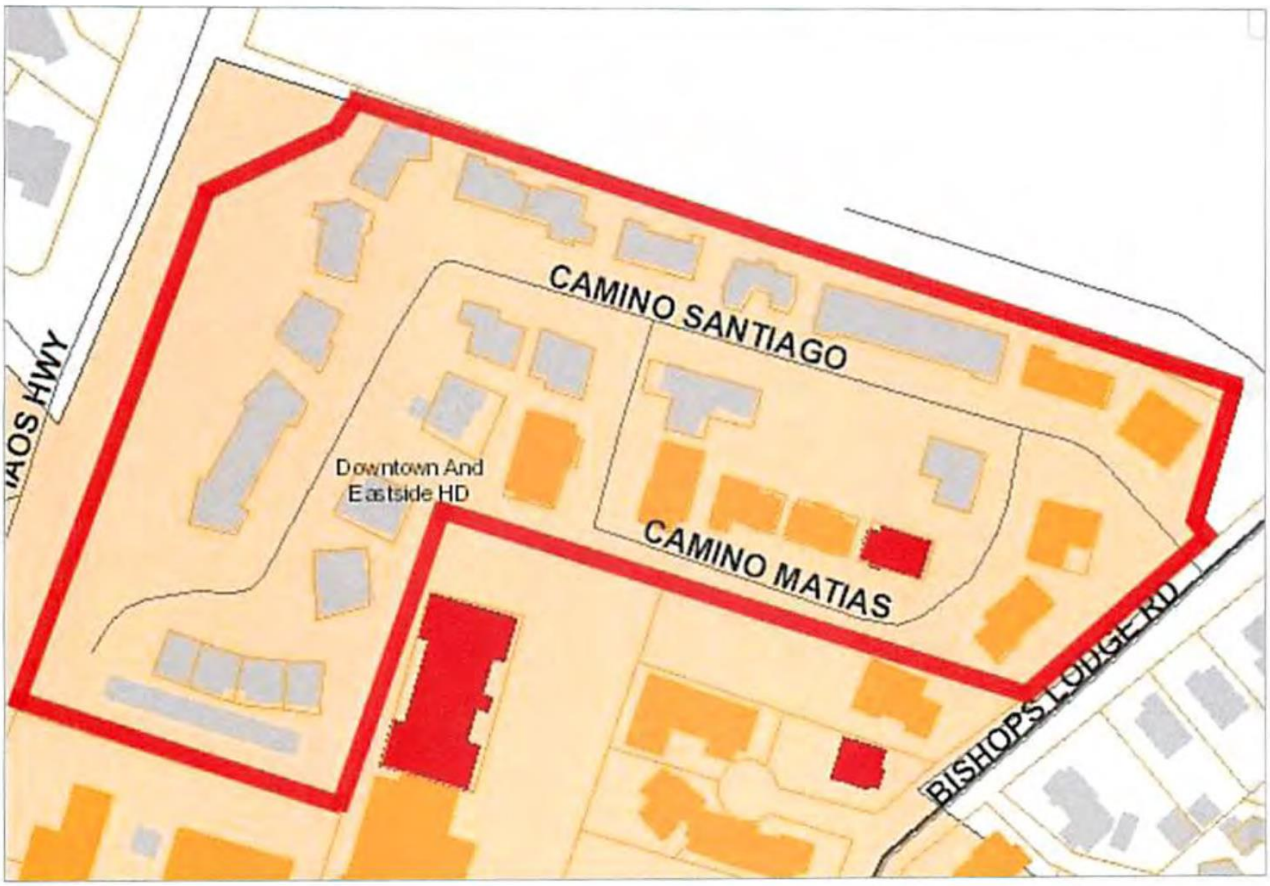
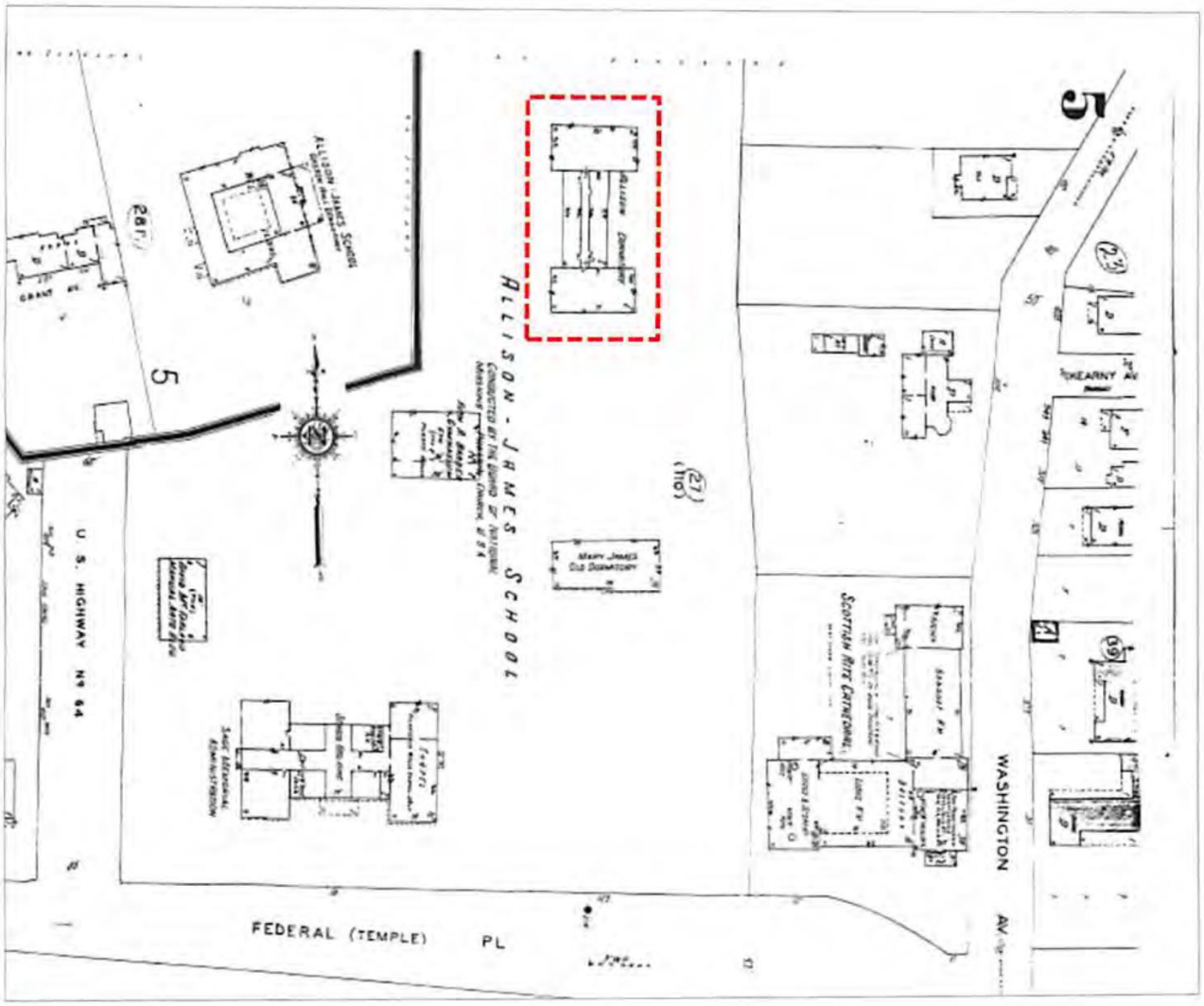
X. Maps and Aerial Photographs



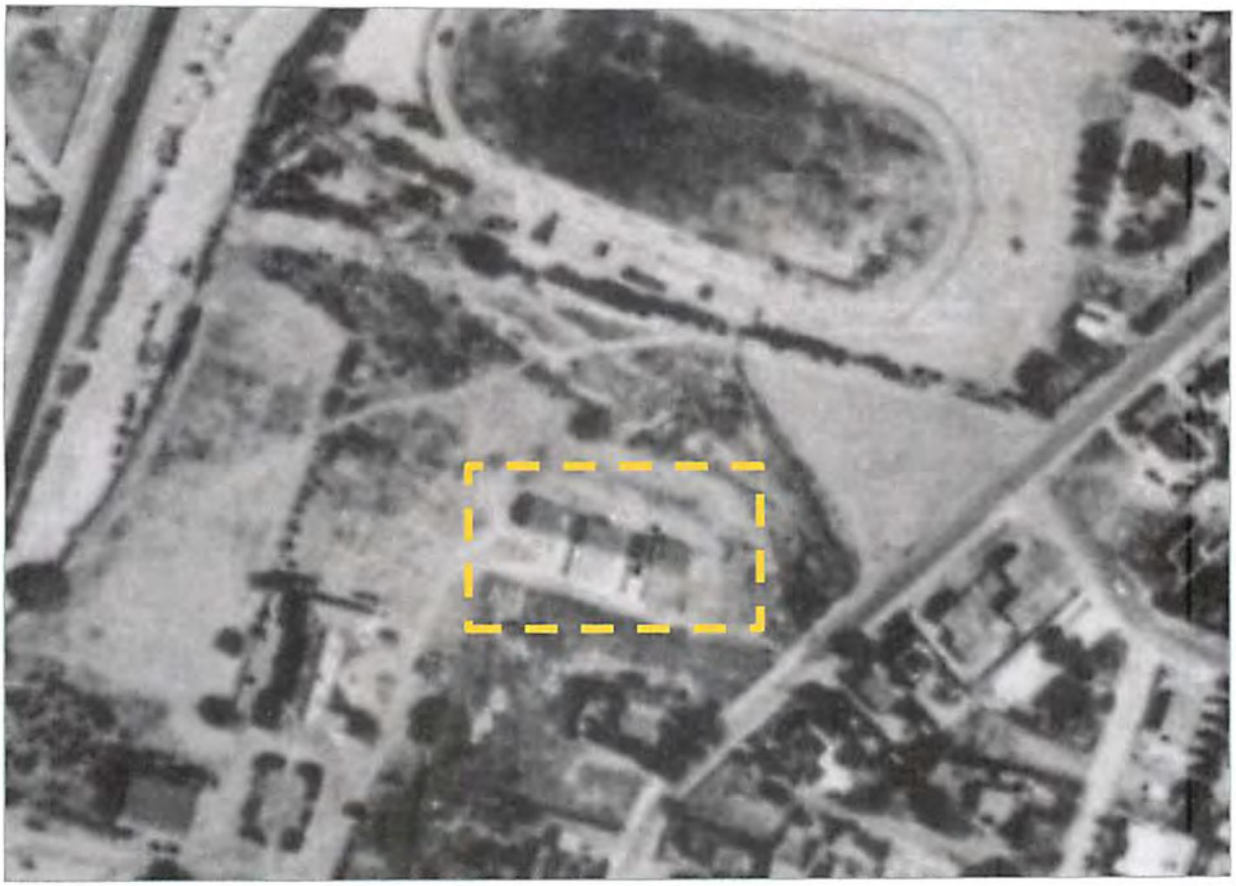
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



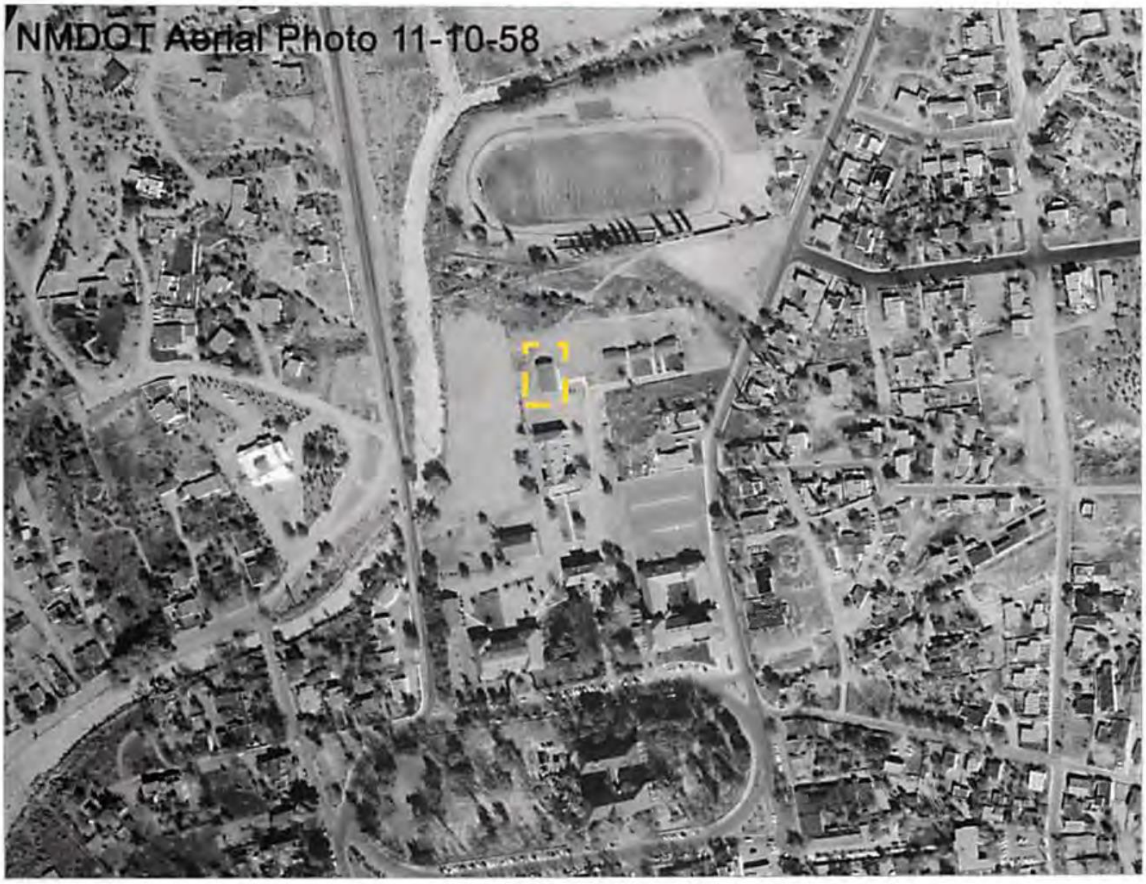
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



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
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2833 Plaza Verde
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BY:_____

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.

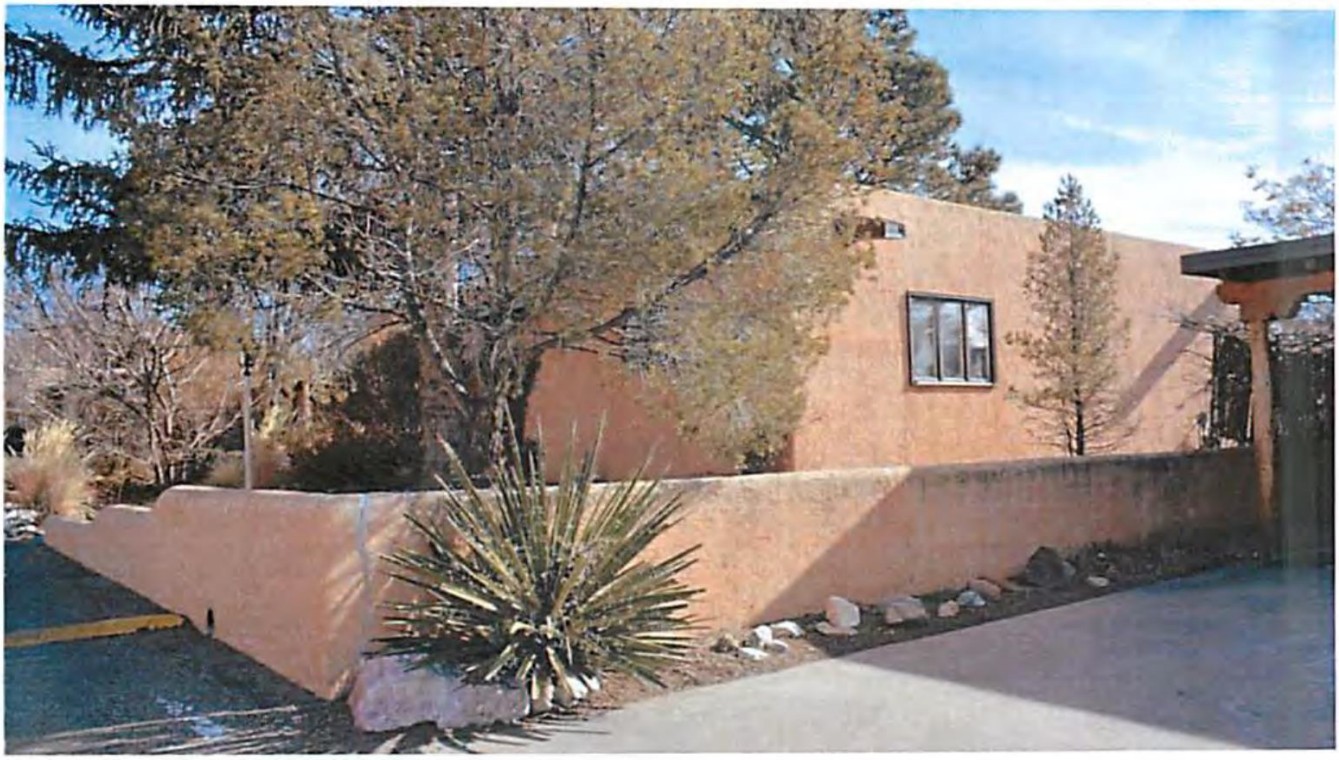
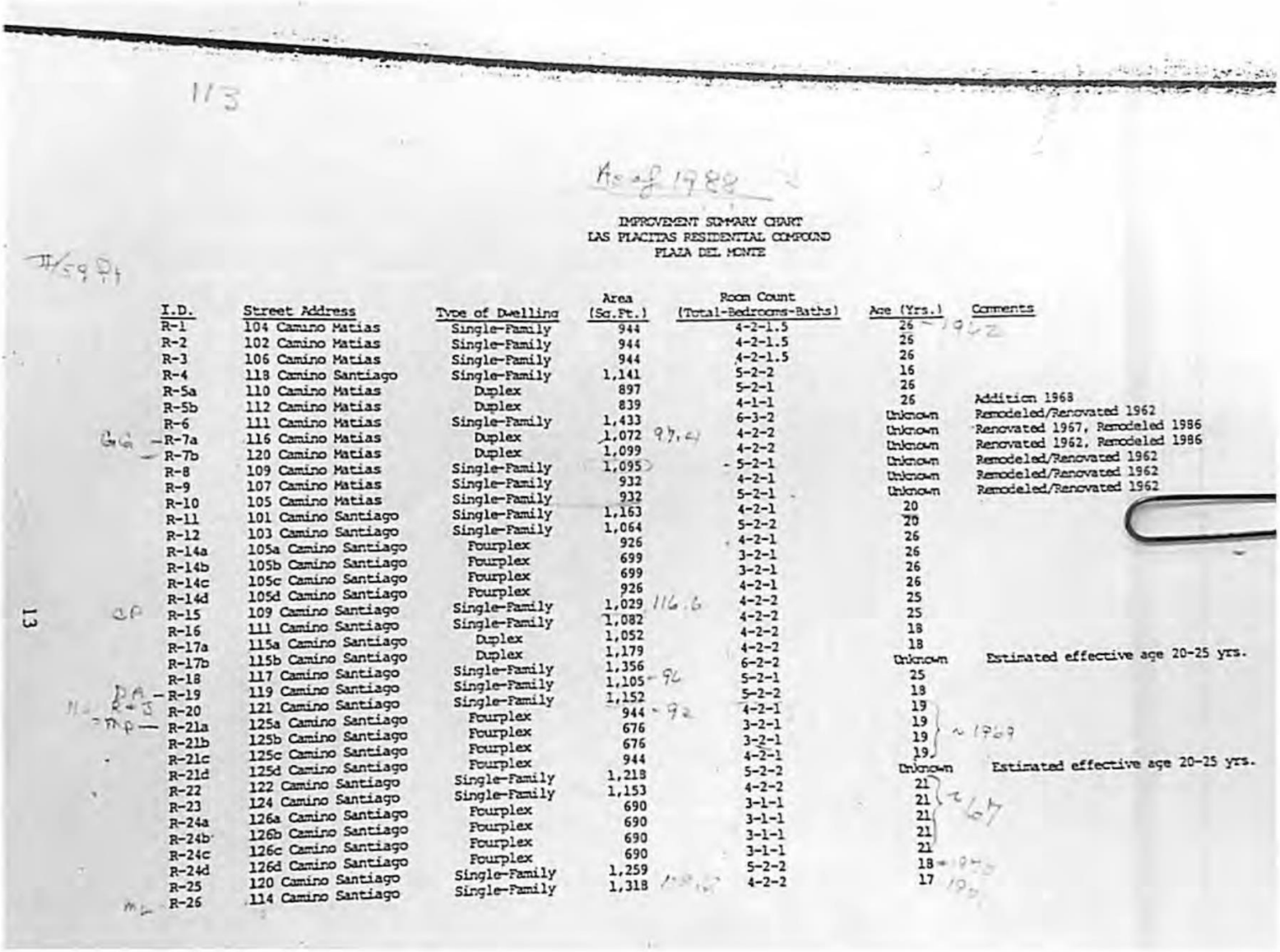


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



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	~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	~1967
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	

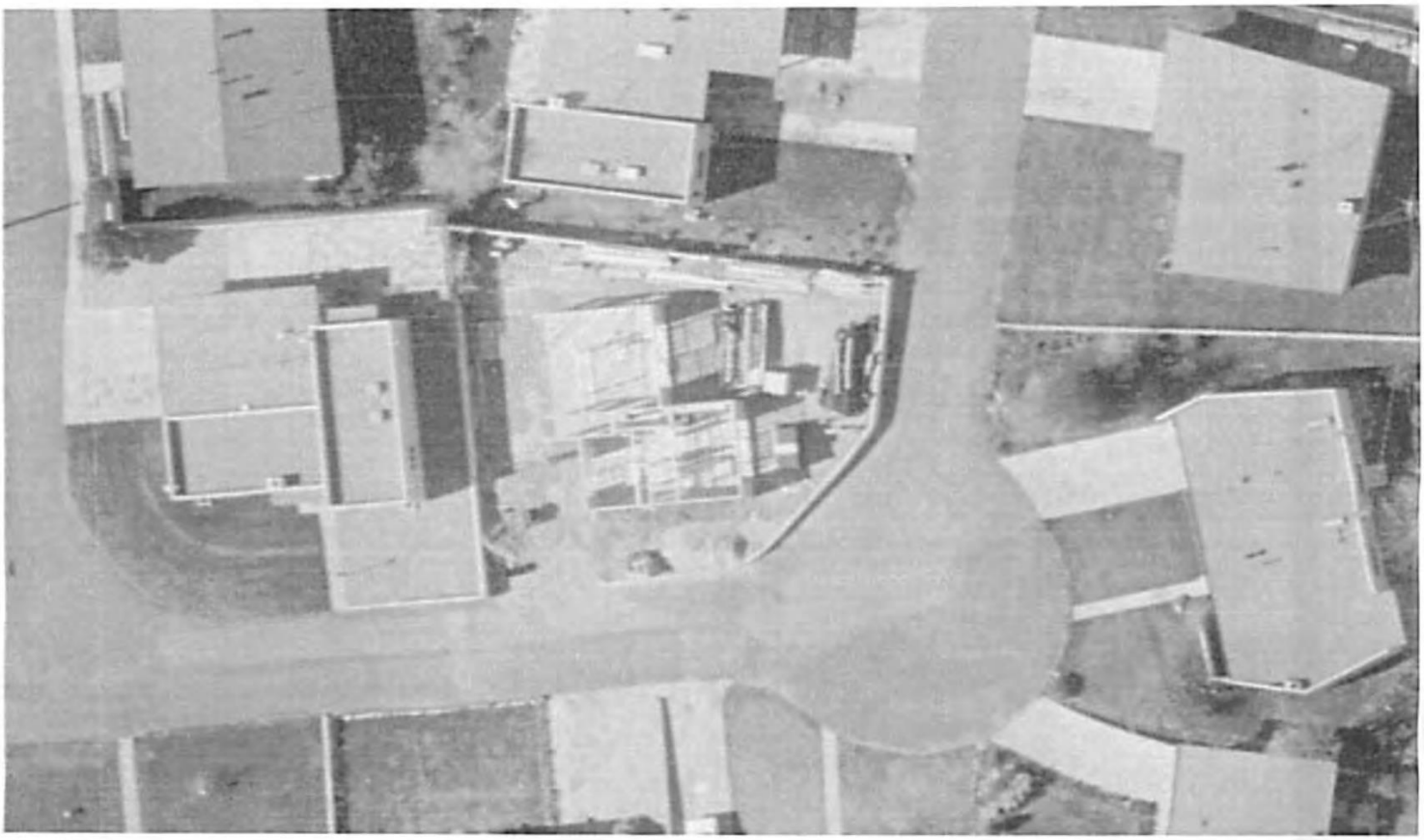
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



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

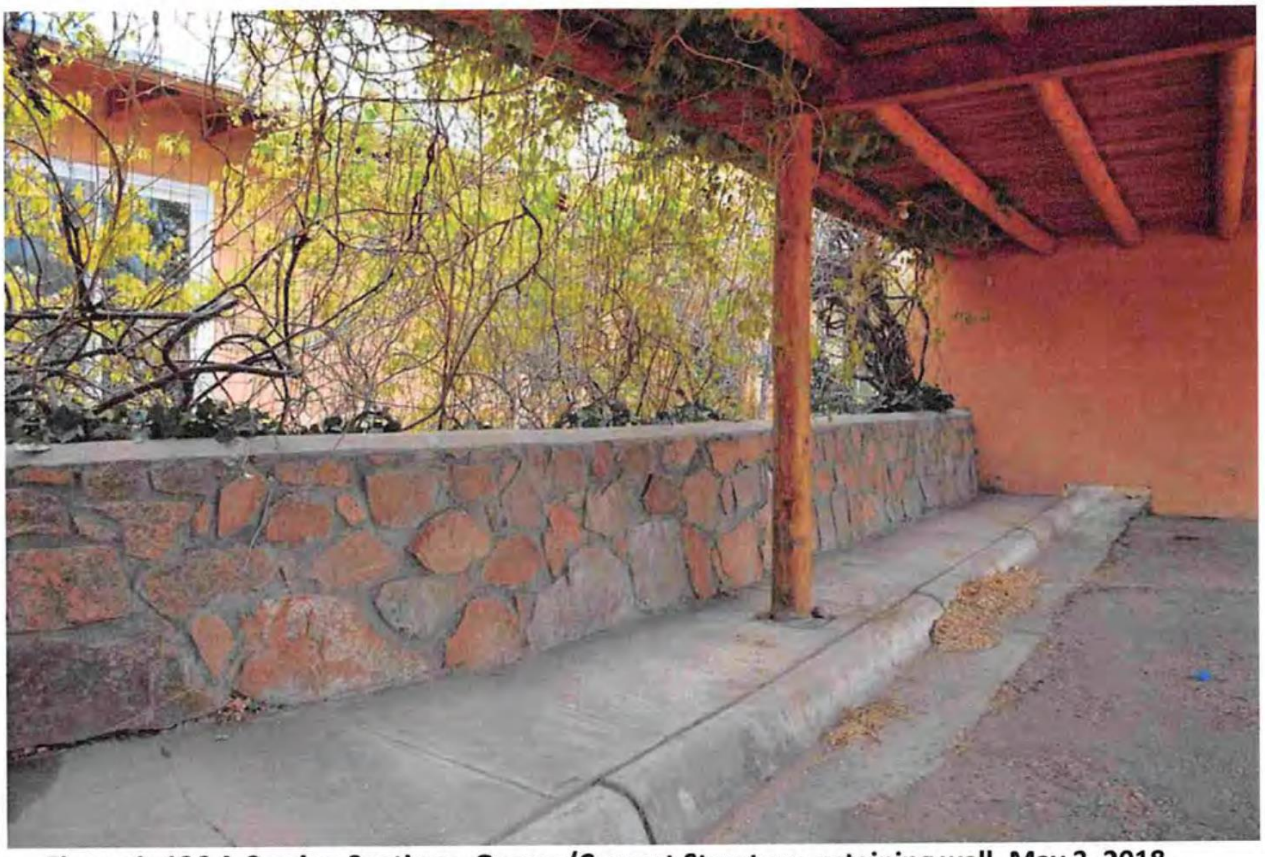


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.

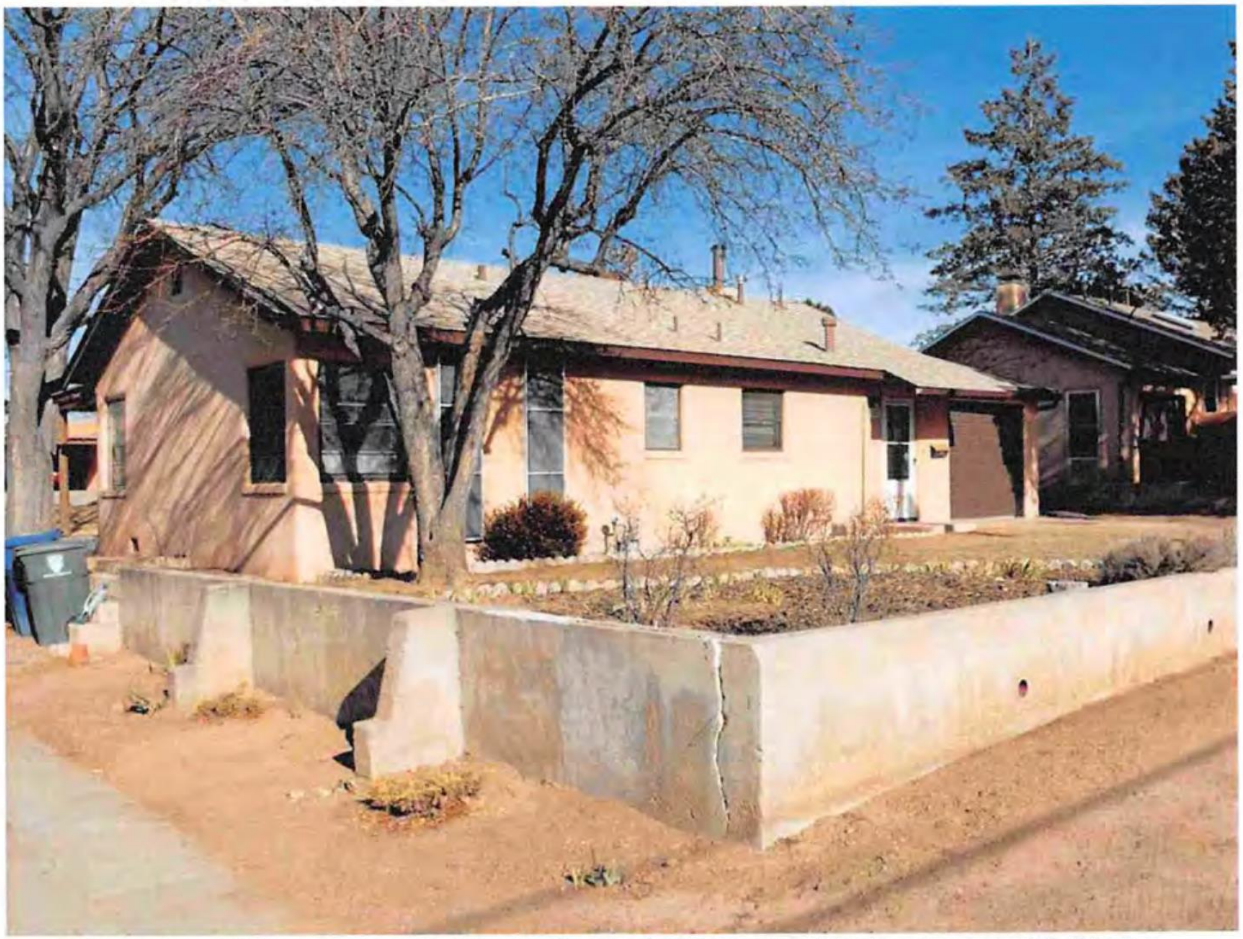


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.



Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.

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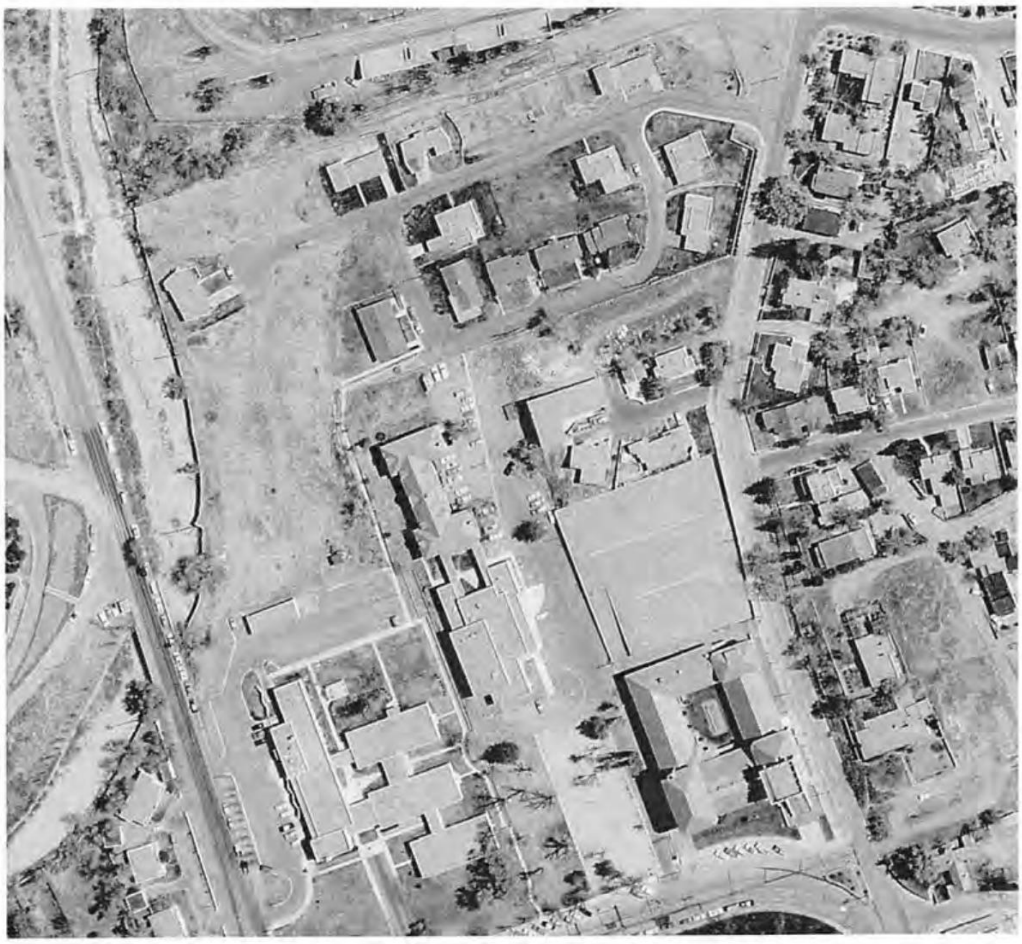
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

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	

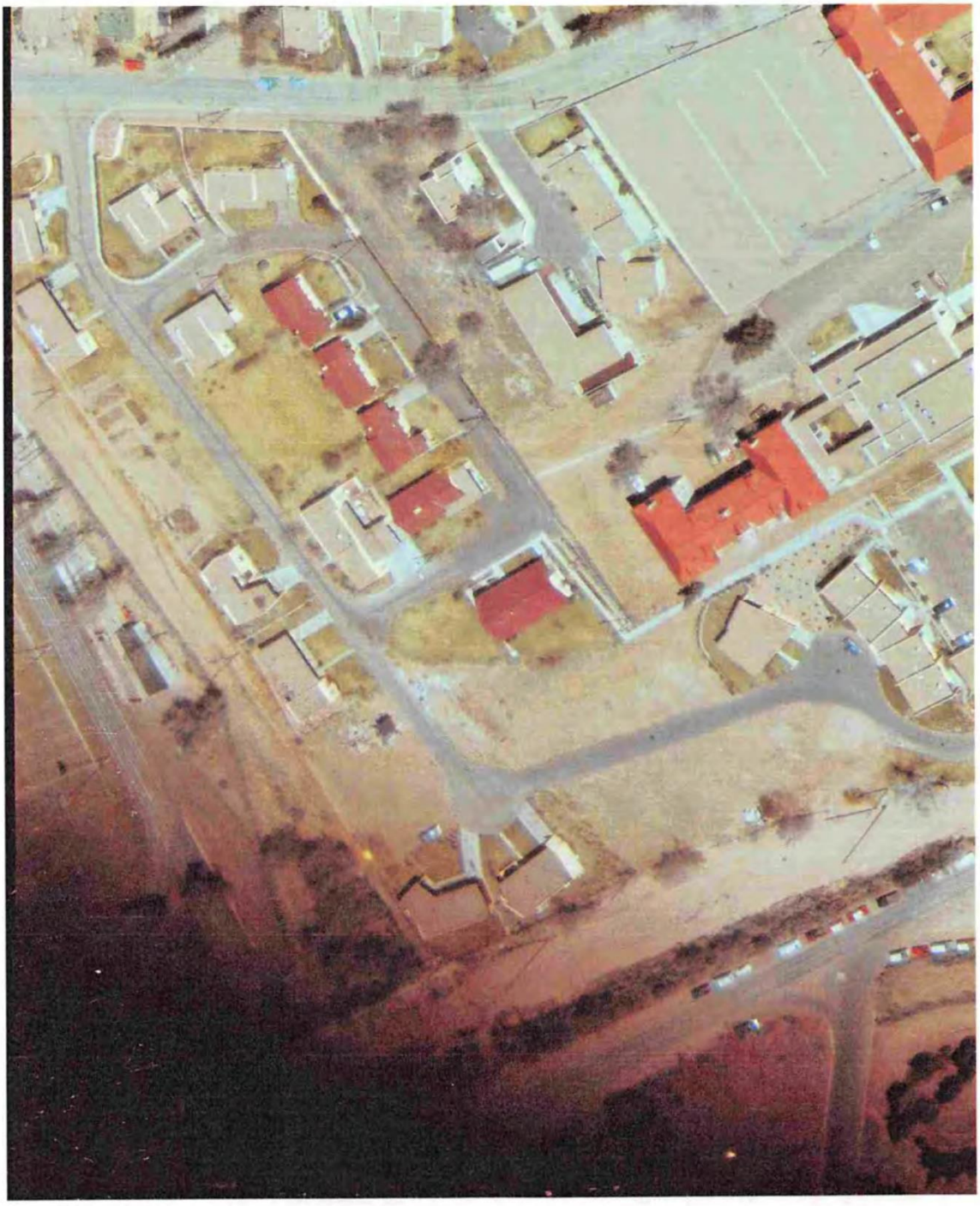
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



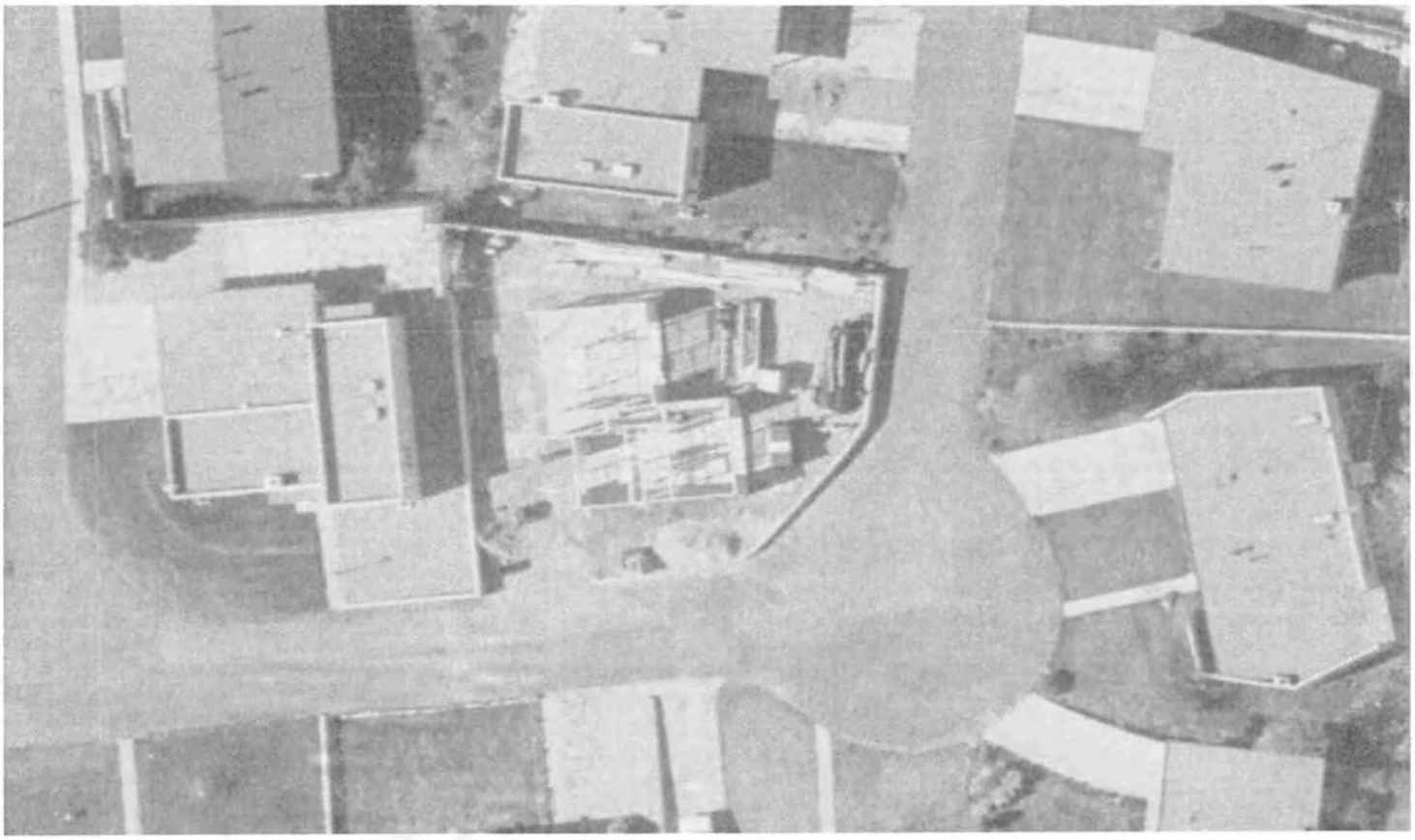
Aerial 1: Portion of May 2, 1966 aerial photograph. Source: NMDOT – 05-02-66_0015.



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.

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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

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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.

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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.

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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 - 98	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.

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

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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

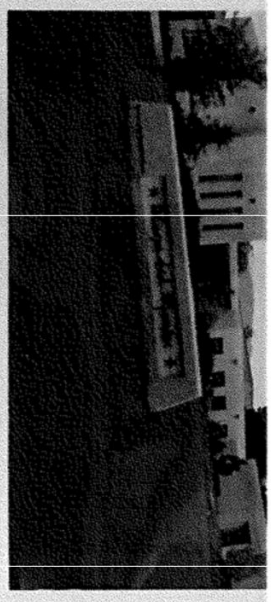
The American Institute of Real Estate Appraisers conducts a voluntary program of continuing education for its designated members. MAI's and RM's who meet the minimum standards of this program are awarded periodic education certification. John T. Donnell is certified under this program.

CERTIFICATION

This certifies that effective February 11, 1988, the estimated values ot the subject of this report are:

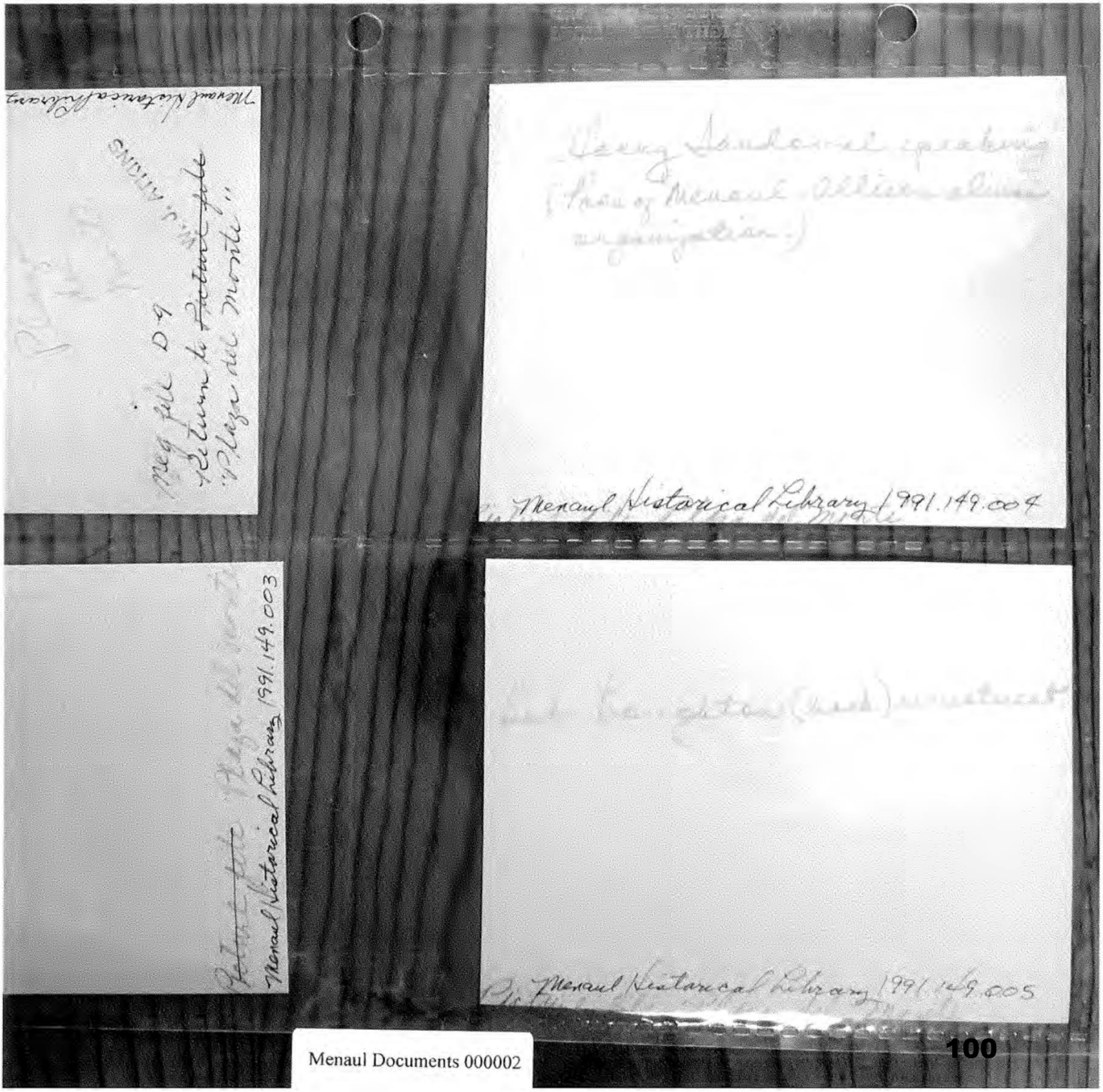
	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Lahd Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 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










Menaul Historical Library 1991.149.004
Menaul Historical Library 1991.149.003
Menaul Historical Library 1991.149.005

PLAZA DEL MONTE



A Lively Retirement Community

owned and operated by

THE BOARD OF PENSIONS

of the

Presbyterian Church (U.S.A.)

Plaza del Monte's dedicated and efficient Staff of over 20 persons, who serve in food service, housekeeping, building maintenance and grounds keeping, is under the direction of the Residence Manager.

ELIGIBILITY . . .

Retired ministers, missionaries (Fraternal Workers, Overseas Associates, or International Substitute Service Appointees), and commissioned church workers of the Presbyterian Church (U.S.A.), and their spouses (or surviving spouses), are eligible to register for housing under the Homes Program. Registrants must have attained age 65 and served the Church for at least 20 years by the time housing is required. Exceptions to the age and service requirements may be made in case of special need if housing space is available.

FOR INFORMATION, please write:
The Homes Administrator
The Board of Pensions
1834 Arch Street
Philadelphia, PA 19103

427 Paseo de Peralta
(at its intersection with Old Taos Highway)
P.O. Box 1888
Santa Fe, New Mexico 87504-1888
Telephone: (505) 982-8539

Manual Documents 000006

St. Vincent Hospital, offering all the services of a modern acute care hospital, is within a ten minute drive of Plaza del Monte.

La Residencia, just six blocks away, is a 135-bed intermediate care facility operated by Presbyterian Medical Services. The Board of Pensions has entered into a contract with PMS for a preferential use of eight beds on an "as available" basis, thus offering a continuum of care from independent living to nursing care in Santa Fe. Casa Real and Four Seasons are skilled care nursing facilities located just ten minutes from Plaza del Monte.

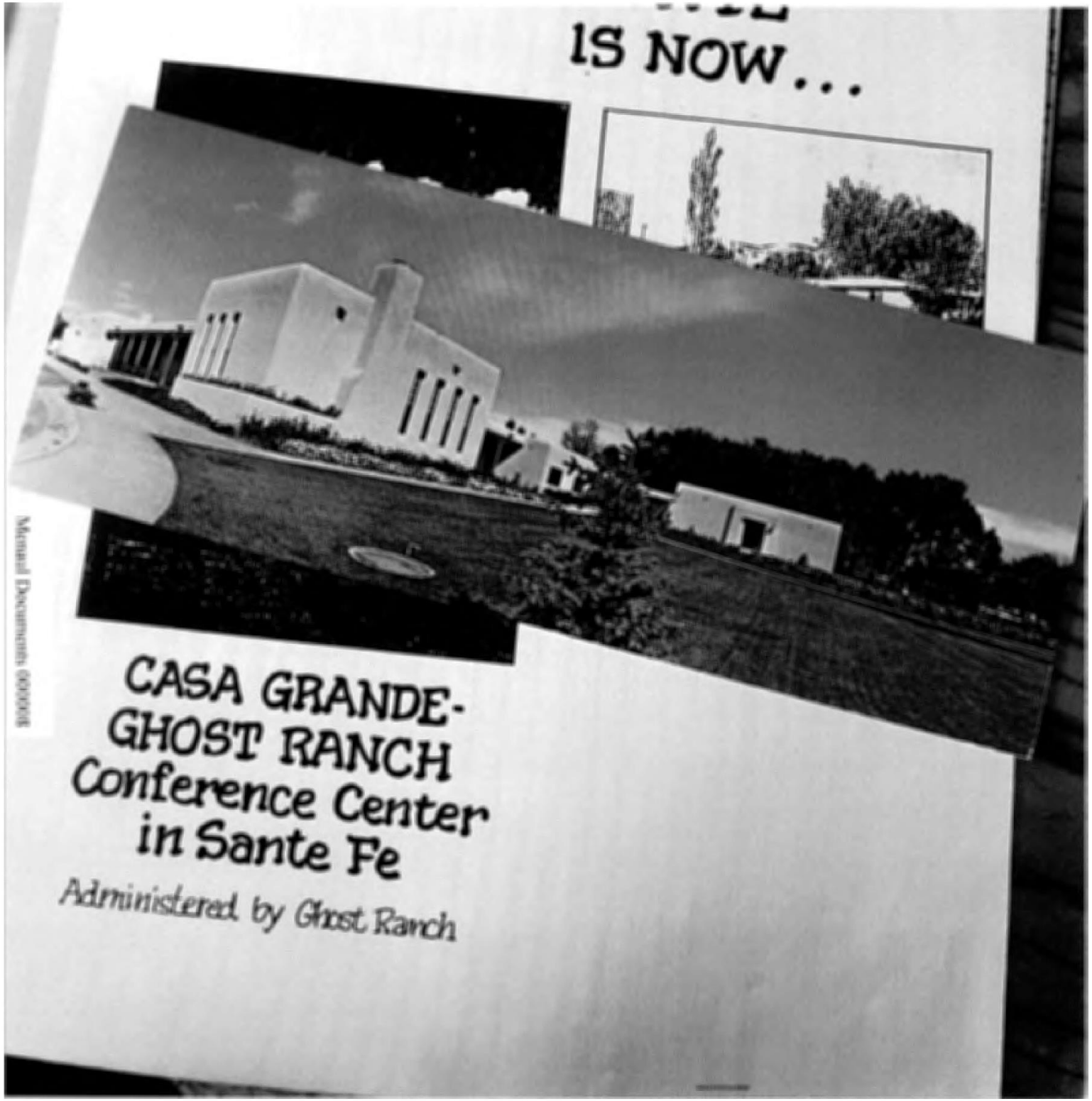
Two Presbyterian Churches are conveniently located to our shopping centers and other needed facilities.

Santa Fe has an unusual public transit system - a subsidized taxi service so residents may remain independent even though they no longer drive their own cars. Plaza del Monte's two modern air conditioned vans, with Staff drivers, provide transportation to medical appointments as needed, to shopping twice weekly, to Church activities - and - to places and events of interest in Santa Fe, Albuquerque and the surrounding area. A weekly newsletter, the *Calendario*, keeps the Plaza del Monte residents informed about all the planned parties, activities and outings.



Plaza del Monte includes Las Placitas, 41 individual one and two bedroom homes; and, La Casa Grande, a congregate living facility for 35 residents. The architecture reflects the Spanish tradition in an old Pueblo adobe style, well suited to the arid Southwest. Air conditioning is not needed in the mild mountain climate. At 7,000 foot elevation, days are rarely uncomfortably warm and nights are always cool; mild winters bring overnight snows gone by midday. Plaza del Monte is a lively community, offering a unique life style tailor-made by you!





Manual Documents 000008

DEL MONTE
IS NOW . . .
CASA GRANDE-





LAS PLACITAS...

41 apartments and houses administered by Presbyterian Medical Services

CASA GRAND - GHOST RANCH Conference Center in Santa Fe administered by Ghost Ranch

Manual Documents 000010

Manual Documents 000011



PLAZA DEL MONTE

Retirement Center

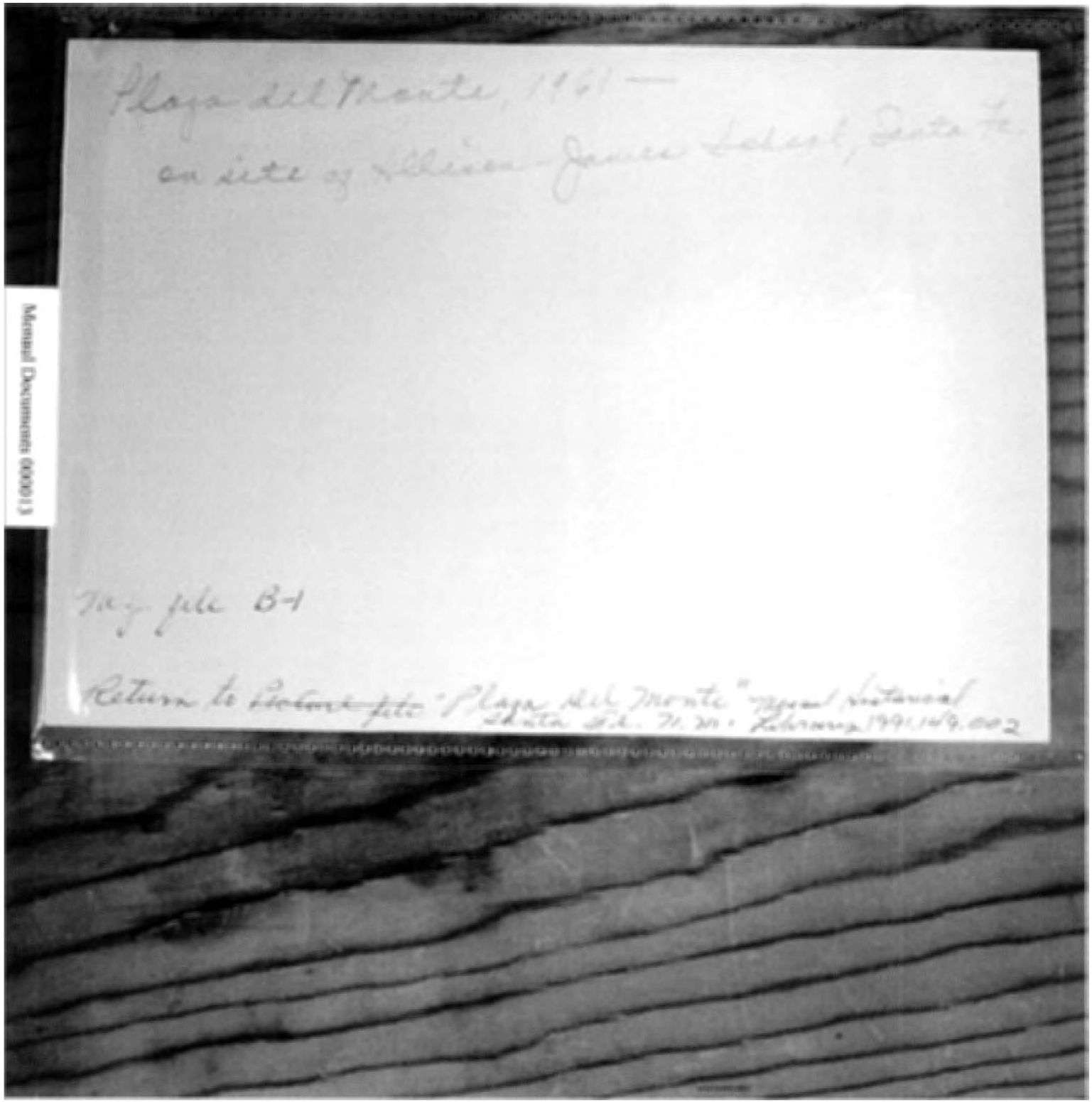
Northern New Mexico
+ Southern Colorado

Presbyterian Medical Services operates on the principle that "healthiness" is a basic human right, rather than the privilege of those who can afford it. Before the national health care crisis of the 70's exploded, PMS already had pioneered a system for providing comprehensive health care to rural people in poverty-stricken areas of southern Colorado and northern New Mexico where the median annual family income is still less than $3,000.

Santa Fe

1961–1988


Mental Documents 000012
7/200



Manual Document 00013



Co-directors of Plaza Rosolana Study and Conference Center, Kathleen Jimenez and Michael Chamberlain, are married to one another and share the responsibilities of running the center that they took over in 1990.

Talent abounds in 'down-to-earth' Española



Belle Becker

IS NOW...



CASA GRANDE-
GHOST RANCH
Conference Center
in Sante Fe

Administered by Ghost Ranch

Menaul Documents 000017

Greetings
from
Plaza del Monte
PO Br 1888
PRESBYTERIAN HOME
SANTA FE, NEW MEXICO
87501

DEL MONTE IS NOW . . .



fred patton and associates
advertising and public relations
motion pictures
418 montezuma
santa fe, n. m.

F.
MEDIC.

CASA GRANDE-

Menaul Documents 00018





LAS PLACITAS...

41 apartments and houses administered by Presbyterian Medical Services

CASA GRAND - GHOST RANCH Conference Center in Santa Fe administered by Ghost Ranch

Mutual Documents 000019

Menaul Documents 000020



PLAZA DEL MONTE

Retirement Center

Santa Fe

1961–1988

Presbyterian Medical Services operates on the principle that "healthiness" is a basic human right, rather than the privilege of those who can afford it. Before the national health care crisis of the 70's exploded, PMS already had pioneered a system for providing comprehensive health care to rural people in poverty-stricken areas of southern Colorado and northern New Mexico where the median annual family income is still less than $3,000.

Allison - James closed ...
almost 100 yrs old (93 yrs)
Claza del Monte opened by Board of Pensions on Nov 16, 1961

Buildings
Building began in 1905 - opened 1908
New bldg served as dormitory for 37 boys
for classes boys joined girls at little brick school house near Allison

In 1930 New Adm

"In 1952 the principal reported an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages."

Claza del Monte sold to Short Ranch of Albuquerque and Presbyterian Medical Services. Announced in Public Service announcement to all media on January 10, 1990 - see announcement from the Board of Pensions of the Presbyterian Church in Box 20.04

The Presbyterian Church acquired the 9.1 - acre Claza del Monte property in 1866. operated as Allison - James from 1880 - 1959 Served as retirement Community Service 1961.

you are Welcome to my notes! Gloria

Take with you.
Gloria

Plaza del Monte Spectrum

NEWS & VIEWS

1983
Volume XII NO 3





La Tierra del Encanto



1869

Before Plaza del Monte

The history of Presbyterian work in Santa Fe goes back to the first continuing Protestant missionary work in this area, in November, 1866. The Baptists had tried to establish a mission in 1849, and the Presbyterians in 1850, but neither was permanent. The first Presbyterian missionary became interested in the Union cause and left the ministry to found the SANTA FE GAZETTE.

In response to a need felt by the Board of Domestic Missions of the Presbyterian Church, the Rev. David McFarland was sent to "the morally dark and destitute regions" of the Territory of New Mexico. In 1866 he arrived in Santa Fe, a town of adobe houses, with muddy or dusty streets, hoping to establish a work "to overcome disease, infant mortality, ignorance, superstition, and poverty - and to transform lives with joy, hope, and faith which only Christ can give." It was reported: "there has been instilled into these people deceit and untruthfulness for generations and generations. That is why we are here."

The first motive had been to distribute the Scriptures but McFarland saw a chance to gain influence over young minds, and finally to reach the adult population by establishing missionary forces to occupy the whole territory in connection with a school in Santa Fe. He began an amazingly successful program - which had developed 40 stations before its end.

Mr. McFarland immediately began a church - which first met in the Senate Chambers of The Governor's Palace, and a school which met in a two room adobe house on Palace Avenue, one room of which served as living quarters. Over 40 persons were present at the first service; and the school which later became the Allison School, began with 30 pupils, 10 or 14 of whom boarded regularly at his home.

1866

When time came for the organizational meeting of the new church, it was held in the parlor of Governor Robert Mitchell because the janitor of the Senate Chamber had failed to lay a fire and had disappeared with the key.

Within a year the school had grown too much for Mr. McFarland to handle. Mrs. Alexander, wife of the Colonel at the Fort, enlisted help of folks in her home church, and the Auburn N.Y. Bible Society raised $500 to support a teacher in Santa Fe; and Charity Ann Gaston of Knoxville Illinois (later the wife of John Menaul) became the teacher.

The school grew, and expansion became necessary. In 1869 a two room adobe, built by the Baptists in 1849 and abandoned, was brought and refitted as a church and school. Its condition can be seen in the picture above: the roof leaked; sand, rain, and snow blew in; and when the wind shifted the stoves smoked so badly they could not be used. There were no lamps, kerosene costing $5.00 a gallon, and candles could only "make the darkness visible." But the school met a need and soon was known across the country and even in old Mexico.

Everything was not always rosy. Archbishop Lamy was opposed and threatened excommunication for any who sent their children to school in a building used as a Protestant church. Attendance dropped from 40 to 12, but some of the pupils came back, and others soon filled the gap. At one point relations were so unfriendly that the newspaper reported: "a guard of soldiers had to be promised to escort Santa Fe Presbyterians to church."

In 1870 Sheldon Jackson described his arrival, by a six-mule team at a gallop, in "Strange Santa Fe" - as rolling "past low hovels, dirty children, and barking dogs of the poor." He sent word to the church at large that "the leaven is working, and from all parts of the territory...letters are received asking for admission for their children, but there is no room for us." The blessing has come. In answer to the prayers of the church, an opening has been made." Not surprisingly, his report was accompanied by a plea for help to buy "a large suitable building" being sold for taxes. "The King's business requires haste," he wrote. "Who will feel? Who will pray and give?"



1881 1903

It was in 1881 that Matilda Allison came to take charge of the growing school. She had been a missionary in Mexico, and claimed to have held the first prayer meeting to be held west of the Missouri border - in Santa Fe in 1848, when she was visiting here.

When she came the school had 23 pupils - 7 Spanish-speaking, 6 black, and 10 Anglos. Another old adobe was acquired, with 11 rooms, badly in need of repairs. And there was constant growth during Miss Allison's leadership which was to last for 23 years. There was no charge for tuition, and books were free to those whose parents could not pay for them. But from the beginning parents were encouraged to pay what they were able. Some of the contributions in lieu of tuition seem strange in modern times. In 1895 such payments included: "8 strings of chili, 1 sack of cornmeal, 1 sack of onions, $15 worth of wool, beans and chile, 1 Navajo blanket, 5 chickens, 3 strings of chili, 1 box of grapes, and 2 dozen eggs."

It would be unwise in such a history as this to cover all of the changes and additions, but among the highlights which should be noticed is the establishment of the Boarding department

(continued next page)

Menaul Documents 000025

in 1884. "The fame of the school was spreading all over New Mexico, Colorado, Arizona, as well as old Mexico. People came from all directions offering produce, livestock, and wood, and such, so their children could be there. So great was the response from people that it was decided by the Board to make this a boarding school for girls."

On her retirement in 1903, Miss Allison was commended by the First Presbyterian Church for her contribution to the school's growth and for the extension of "her influence so widely through New Mexico in brightening the home life and developing Christian character." And it was decreed that hereafter, "this school which had been known as the Presbyterian Boarding and Industrial School for Girls will hereafter be called the Allison School."

The work of the school was praised throughout the Territory. A former School Superintendent, A Roman Catholic and a Mexican, wrote that "This school did more for New Mexico than any other institution in the Territory."

With this evidence of success it is no great wonder that the Board of Home Missions envisioned a similar institution for boys, and appropriated $50,000 for that purpose.

Nor was the city blind to the value of the Presbyterian school in its midst. When it seemed likely that the boy's school would go to Albuquerque where the Board owned land, the city Fathers told the Board that because of their appreciation "the site shall be yours without cost, donated by the citizens of Santa Fe."

Governor Prince argued for the Santa Fe location, publishing his argument in the newspaper: "To plant such an institution in a place where the example before the eyes of the pupils is continually bad, where Sunday is never observed, where saloons and gambling houses and places of worse repute are most conspicuous features, would seem to me to do harm rather than good." The people of Santa Fe got busy and secured land for the school. The NEW MEXICAN started a subscription to raise $1,000 - and was successful in one day.

Years later when ground was broken for a new building for Plaza del Monte on the ground once occupied by the school for boys, two large brick pits of unknown origin were uncovered. It turned out that they had been part of the Santa Fe Gas Company which had once occupied the land contributed for the school. Mrs. Bernadito Atencio (then Roybal), widow of the man who was minister of the Embudo church for over 20 years, remembers when one of those pits was used for feeding pigs, and recalls when she was a student - and tried to ride the pigs.



1908 1912

The building, begun in 1905, was opened in 1908, and the school was named for Mary, (Mrs. D.R.) James, a gifted and consecrated leader in mission work developments, and first president of the Woman's Board of Home Missions. One of the buildings, and one of the horses at the Allison school, were named for her, as well as the new school.

The new building served as dormitory for 37 boys, with dining room, kitchen, and rooms for the superintendent and his family. For classes the boys joined the girls at the little brick school house near the Allison Building.

After 5 years the coeducational work, begun with hope that coeducation might solve the problem of establishing future Protestant homes among Mexicans, had not fulfilled the hope, and it was decided to concentrate work for boys at Menaul, making the Allison-James school a girls' school.

Changes came fast during the next few years. In 1919 the primary grades and High School were dropped. In 1924, under the leadership of Ruth Barber, the school became an accredited 4-year High School. In 1927 the property on Grant street was offered for sale, with a decision to build up the campus at Mary-James, north of Federal Place. A new dorm in 1930 brought all the students to one campus. In 1934 it was decided to make Allison-James coeducational. Menaul became a Senior High School and Allison-James a Junior High Boarding School, with grades 7-9.

The curriculum and program which made the school so outstanding varied over the years with these changes in the make-up of the student body, but this description of the program from a report in 1934-35 will help to understand the nature of the school's influence: "A very real effort was made to so work out the curriculum to meet the needs of the pupils and at the same time prepare them for a more abundant life in their home communities. It covered weaving, - starting with raw wool and completing blankets, - woodwork for the 7th and 8th grade boys, especially helping them to make things from rough lumber and things which could be used in their homes, - home economics for the girls of the 7th and 8th grades, Bible for all groups and other regular academic subjects. The boys were given a period from school hours to iron their own shirts. The girls did all of their own washing and ironing under supervision of the laundry supervisor. Of course, as has always been the case, the students did all of the work about the buildings and campus under supervision of laundry, kitchen, dormitory, and grounds supervisors."

During the season the boys had basketball. Having no gym, they used the public high school gym 3 hours a week. The boys had very little practice, but won a few games played with other high school teams.

Throughout the history of the school development of character was emphasized and was regarded as the chief function of housemothers. Regular Christian training included daily chapel and Bible study for all people, Christian Endeavor and

(continued next page)

other clubs at times, and organized Sunday School. In addition other programs were added from time to time - such as Daily Vacation Bible School on campus for town children. Special events were planned, such as Christmas programs which were presented at the school and frequently carried back to home communities to be presented in local churches.

Although World War II was hard on the school and some of the boys were allowed to stay home and help with the farm work, the influence of the school continued to grow. In 1952 the principal reported "an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages," and "nineteen staff members, an overflow enrollment, and an alumni group of outstanding Christian leaders throughout the State of New Mexico." Today those alumni are still respected community leaders, and one easily uncovers a feeling of regret that the Board ever decided to close Allison-James.

Emma Smith, who lived at Plaza del Monte after the closing of the school, wrote about the purpose of Allison: "to provide an education for the Spanish-speaking youngsters in the isolated villages of Northern New Mexico who would have no education were it not for Allison-James and Menaul schools."

But by 1958 the Board had recognized that the improved quality of public education had profoundly affected that purpose. Staff members at the school asked: "How can we justify our existence when we no longer function with the above-stated purpose?" So it was that, although in 1953 it could be written that this was "the equal of any school in town," and "audio-visual aids comparable to those of any school in the nation," it was decided in 1959 to add a 9th grade at Menaul, and to move all Allison-James students there, thus terminating the work in Santa Fe. "With the improvement of public education, the Board now believes it desirable for the young children to stay at home and attend schools nearby."

Thus ended an illustrious chapter in the history of the Presbyterian church, a change much lamented by many then and now. It is fitting on Presbyterian Heritage Day to dedicate Allison-James School as an historical site on the American Presbyterian/Reformed Sites Registry, the event marked with a plaque on the Plaza del Monte building, successor on the site. This is a better tribute than was anticipated in 1965 by Fr. Stanley who wrote in CUIDAD-SANTA FE: "One thing was certain. There will be no homecomings, only memories and even these will fade with the landmark because progress is man's best friend."

With the closing of the school the buildings were taken over temporarily by the State Historical Library; the NEW MEXICAN reported with a hopeful note that apartments would soon be springing up on the property; but any confusion was soon dispelled. In 1960 The Board of Pensions of the Presbyterian Church U.S.A. bought the property, with the exception of the James dormitory (razed) and the Allison dormitory (still standing), sold to the Masonic Lodge. It was reported in the press that the campus "will be used as the site of a retirement housing center, (billed as a model retirement housing project) for ministers and missionaries." And thus was launched a new chapter which we hope will be as illustrious in its way as the celebrated one.

- Orval Austin



Then there was Plaza del Monte, which many of la gente de la Plaza feel has indeed fulfilled the hope for a model community.

It has been of interest to ye Ed to note the interest and joy in the variety and scope of fellowship presented by our constituency, and by the flavor and enchantment of the lovely city of which we are an enclave. All these reactions and many more can be read in the files of THE SPECTRUM of Plaza del Monte which began as "A Journal of News and Views", published by the Presbyterian Retirement Center, Santa Fe.

The structure of the paper has changed over the years. The first issue in ye Ed's files, Oct., 1971, was dominated by religious expression, but a variety of items dealing with interests which became standard fare in later issues were initiated. In early copies are: "Beginnings of the Christian Life," "The Church as Organization," "As We Knew the Land pf Eternal Springtime," amd "Fall."

In succeeding issues there were continuing columns dealing with interests of the family: "News of Plaza Residents," including such as - "Highlights of our Recent Trip;" "On Art and Arts in our Area;" profiles of new residents, news about staff people who keep us cozy; and a schedule of devotional speakers.

With many of these subjects being well covered in a weekly Calendaria, the SPECTRUM has tended to become a theme-centered place for residents to share their ideas with tneir conorts.

It is a pleasure to devote this issue to a commemoration of the magnificent work done by the school which began a noble task 90 years ago and occupied these hallowed grounds during its later years; and to include one of our regular features: profiles of our newest residents.

A glimpse into the near future reveals that it's time to think of contributing to the Christmas issue. Could it be that it's time for a look at our world in relation to the coming of the Prince of Peace? At a time when they cry "Peace, peace, but there is no peace," Ye Ed would like to have the benefit of the opinions of our Christian hearts and souls, to share views of Christ Now. Could it be that we should not limit it to one theme? If you have some other point you'd like to make at this season, write it. Ye Ed will rejoice in any thing you feel would grace the season.



PLAZA DEL MONTE--A CHRISTIAN COMMUNITY

Plaza del Monte, a retirement center primarily for Presbyterian Church ministers, missionaries, and their spouses, has been in existence for 25 years. On November 16, 1961, what is called La Casa Grande, built for congregate living, was dedicated.

The property on which this building stands, however, was owned by the Presbyterian Church as far back as 1866, at which time a junior high school, called Allison-James, for children of Spanish descent, was established. It was an outstanding educational and religious institution for 93 years; it closed in 1959. The property then was deeded to the Board of Pensions to be used as a home for those who had served the church, most of whom had no other retirement housing.

Four original faculty homes and a teacherage remain on the site. Since 1961, an additional 17 houses and four apartment buildings have been added.

At present about 100 persons are accommodated on the complex. They come from a variety of backgrounds and have served in this country and throughout the world.

File name: Plaza del Monte

Contents:

1991.149.001 - The sign and buildings of Plaza del Monte. Photo by W. J. Atkins, 1969. Color. Negative.

1991.149.002 - The sign, part of the grounds in front, and a glimpse of the buildings. Written on the back: '...1961 - on site of Allison-James School, Santa Fe'. However, I believe that 1961 refers to the date that Pl.d.Monte began, not to the date of this photo. Trees behind the sign are much higher than in 1969, for one thing. One 5x7 print. Negative. *

1991.149.003-.005 are from a gathering that took place on October 30, 1983. Other photos of this occasion are in the Allison-James file.

.003 - Robert Stewart from the Presbyterian Board of Pensions. He is speaking on the occasion of the centennial of the Board of Pensions in October, 1983, and of the dedication of this place as a Presbyterian Historic Carolyn Atkins wrote a note of explanation which is copied on the back of this page.

.004 - The portico of Pl.d.Monte, with the Menaul School choir seated on the right. Written on the back: 'Harry Sandoval speaking (Pres of Menaul-Allison alumni organization.)'

.005 - A refreshment table, the occasion of .003 and .004, set up somewhere inside Pl.d.Monte. Bob Boughton is there - he is wearing vestments and has his back to the camera.

KLG 6/95

*The negative of .002 was on a strip of six. All were listed as being of Plaza del Monte. One of the six looks like a double exposure in the negative. All are filed as '1991.149.001-.002 and others'.

Negatives of .003-.005 were included in a series of twenty that were apparently from one roll of film. They were found later in an envelope that said 'Allison-James site dedication at Plaza del Monte... 10-30-83. All twenty negatives are packaged with .003-.005.

KLG 8/95

dedication of Allison - James School
as #236 on the
American Presbyterian / Reformed Sites
Registry
Santa Fe, NM Oct 30, 1985
also, celebration of Bd of Pensions
at Plaza del Monte, Santa Fe, N.M.

Menaul Historical Library 1991.149.003

Neg file D 9
Return to ~~Picture file~~
"Plaza del Monte"
S. J. ATKINS

Menaul Historical Library 1991.149.001

Menaul Historical Library 1991.149.005

Menaul Historical Library 1991.149.004

ABOUT THE RESIDENT HANDBOOK

This Handbook provides the official information, procedures and agreements between Presbyterian Medical Services (PMS) as the owner/manager of Plaza del Monte (PdM) properties and the Residents' Council of PdM. Changes in the contents of the Handbook are to be proposed through official Residents' Council and Presbyterian Medical Services channels; to be reviewed and agreed upon by both entities by designated Presbyterian Medical Services staff representation and the duly elected Plaza del Monte Residents' Council.

All Plaza del Monte residents are to be provided with a current copy of the handbook upon moving into the community.

We encourage you to use this Resident Handbook as a continuing resource. When you have questions, you will often find the answer in this handbook.

This handbook was jointly prepared by Presbyterian Medical Services and residents of Plaza del Monte in 1999 and revised in 2007.

HISTORY OF PLAZA DEL MONTE

Plaza del Monte (PdM) has a long history dating back to 1870. The site was home to the original Allison-James School. This school was an outgrowth of two mission schools begun by the Rev. David McFarland, pastor of First Presbyterian Church, Santa Fe, New Mexico--established in 1867.

These two mission schools, one for girls only, became a project of the Presbyterian Women's Union Missionary Society of New York. Their goal was to raise $500 to pay the annual salary of the first teacher. Sheldon Jackson, pioneer missionary to Alaska and territories west of the Mississippi River, secured funds from the Boards of Domestic and Foreign Missions of the Presbyterian Church for a building to house the growing school. In 1881, Matilda Allison came to take charge of the school. On her retirement, First Presbyterian Church renamed the school "The Allison School."

In 1908, Santa Fe businessmen donated acres within the city limits northeast of the Allison School to provide a similar school for boys. The school was named "The Mary E. James School," in honor of the president of the Women's Board of Home Missions.

In 1913, the Women's Board enlarged and improved facilities at their Menaul School for Boys in Albuquerque, enabling the transfer of the boys from Santa Fe's Mary E. James School to the Menaul School. The Allison Mission School and the Mary E. James School merged to become the Allison-James School.

By 1934, both Allison-James and Menaul became co-educational schools; Allison-James becoming a junior-high boarding school and Menaul a senior-high school.

In 1958, the Board recognized the educational changes in New Mexico. Public education had improved, making it possible for children to attend schools in their own communities. In 1959, all Allison-James students were moved from Santa Fe to Menaul School in Albuquerque.

The Board of Pensions of the United Presbyterian Church in the U.S.A. purchased the Allison-James school's land and buildings and created a retirement housing center for ministers, missionaries and other church professionals. With housing for approximately 100 persons, facilities were provided for both independent and assisted living. For 29 years, the Board of Pensions owned and operated the Plaza del Monte retirement facility.

On March 16, 1990, ownership and management of the residences for independent living were transferred to Presbyterian Medical Services. The "Casa Grande," which had housed assisted living facilities, was renamed Plaza Resolana. This building later became Ghost Ranch Santa Fe, a conference center of Ghost Ranch based in Abiquiu, New Mexico. Both are entities of the Presbyterian Church. The close ties between Plaza del Monte and Ghost Ranch continue through the shared use of facilities and services.

Presbyterian Medical Services was founded in 1965 as an affiliate of the Board of National Missions of the United Presbyterian Church, U.S.A., continuing the medical work the Board had begun in northern New Mexico in 1901. In 1969, Presbyterian Medical Services was incorporated as a not-for-profit agency which now provides medical, dental, children's services, behavioral health and supportive living programs to underserved populations and communities throughout New Mexico, particularly in rural and frontier areas with Native American and Hispanic persons.

Plaza del Monte, owned by Presbyterian Medical Services, is a retirement community in participation within a person's chosen faith community, but it is no longer exclusive to Presbyterian or church professionals. The community continues as a complex of casitas and apartments with approximately 50 residents who look forward to adding new dimensions to the proud history of Plaza del Monte, "The Mountain Gathering Place."

The information in this article is based on an article, "Kept in the Family," by Jane Hanna and a booklet, "Presbyterian Medical Services," prepared in 1998, by Chrissy Salazar of Presbyterian Medical Services. The material from both sources is used by permission of the original authors.

RELATIONSHIP BETWEEN PRESBYTERIAN MEDICAL SERVICES AND PLAZA DEL MONTE

Plaza del Monte was acquired by Presbyterian Medical Services from the Presbyterian Church (USA) in 1990 and continues to operate it as a retirement community united in residents' participation in their chosen faith communities.

Respecting the Presbyterian Church's heritage and its goals for Plaza del Monte, Presbyterian Medical Services has developed a working style and relationship with PdM's Residents' Council that provides an advisory role for the council on such issues as criteria for residency, improvements to grounds and housing units and activities which may/may not take place at PdM.

The General Services Manager of Presbyterian Medical Services serves as the liaison between the two entities. The assigned responsibilities of the liaison from Presbyterian Medical Services to Plaza del Monte are:

1. To become acquainted with residents.
2. Attend monthly Residents' Council meetings as scheduled by PdM.
3. Be an effective channel of communication between the PdM Council and residents, and Presbyterian Medical Services.
4. Facilitate accomplishment of agreed upon action/work, either by PdM Council, residents or Presbyterian Medical Services personnel.
5. Listen to residents' concerns regarding response to requests for Presbyterian Medical Services action, and to seek solutions to concerns.
6. Serve as Supervisor of the work of PdM Maintenance Staff, including identification of work responsibilities, priorities and scheduling.
7. Manage the full area of Residency Guidelines.

PLAZA DEL MONTE RESIDENTS' COUNCIL AND PRESBYTERIAN MEDICAL SERVICES COOPERATIVE AGREEMENT

The Plaza del Monte residency policies and procedures are established by Presbyterian Medical Services in close consultation with the Plaza del Monte Residents' Council. The Residents' Council forms an Applicants' Advisory Committee which regularly reviews the criteria for residency and admissions.

The Applicants' Advisory Committee interviews all applicants before their application process is completed. Presbyterian Medical Services strives to honor the expectations of the Residents' Council to the greatest extent possible and thus assure the residents have a strong voice in shaping the future composition and purpose of the community, but reserves the right of final decisions in utilizing the criteria in acceptance of new residents.

Presbyterian Medical Services may also seek the assistance of this Advisory Committee in meeting or speaking with applicants. The purpose of such interaction is to provide information to the applicant about the community from the resident's point of view and also to assess the appropriateness of the applicant for admission.

Presbyterian Medical Services provides designated staff persons to meet regularly with the Council and to facilitate communication and cooperation between the Council and Presbyterian Medical Services. Currently the assigned staff person is the General Services Manager.

ARCHIVES

A small and interesting collection of items from the early years of the Plaza del Monte community has been placed in storage, to be preserved and expanded through oversight of the PdM Residents' Council.

1. "The Big Book" - this compilation of biographical information on all former and current residents now consists of five volumes. Three volumes are in storage, and the other two are in the hands of the PdM Historian.

2. The Field Organ - this pump organ was used regularly in earlier years for weekly worship gatherings of the PdM community. The organ has been used for special occasions of outdoor worship in Hyde Park by First Presbyterian Church, Santa Fe, and other New Mexico outdoor worship services and is now in storage.

GHOST RANCH AND PLAZA DEL MONTE

Plaza del Monte has a cooperative relationship with Ghost Ranch Santa Fe. This relationship is seen in shared services and interests which enhance PdM residents' lives. Ghost Ranch makes arrangements for PdM to use a meeting room for weekly Gatherings and special events, depending upon availability. Other services provided by Ghost Ranch include storage space, mail slots, duplicating the monthly newsletter, roster and birthday list as well as bed and breakfast services for family members of PdM residents at a reduced rate. (Residents make arrangements with Ghost Ranch for this service.)

PdM residents volunteer in a variety of roles for Ghost Ranch programs. PdM residents are also invited to participate in the programs offered at Ghost Ranch; some are supported by participants' fees and others as community opportunities. Interested residents may call Ghost Ranch for information.

Ghost Ranch arranges for the tuning of the pianos at Ghost Ranch each year and PdM makes a monetary donation. Individual residents are encouraged to make annual gifts to support the Ghost Ranch facility.

PdM residents may use Ghost Ranch Santa Fe for bed and breakfast housing for immediate family members when space is available. The PdM resident must make the reservation and make the deposit payment to GRSF. Call (505) 982-8539 for information.

PMS

PLAZA DEL MONTE OF SANTA FE, NEW MEXICO
BY-LAWS OF THE RESIDENTS' COUNCIL

19 JANUARY 2005

ARTICLE I: PURPOSE AND RESPONSIBILITIES

SECTION I: PURPOSE

The purpose of the Residents' Council is to serve as liaison and agency of communication between residents of Plaza del Monte (PdM) and the management/administration of Presbyterian Medical Services (PMS) in matters of general interest and concern and by working together to enhance and maintain the quality of life in this community.

SECTION II: RESPONSIBILITIES

A. To receive and respond to suggestions and expressions on matters of interest and concern related to the welfare of residents.

B. To appoint the following:

1. Chair of Gathering Committee, which will select a minimum of two other residents;
2. Chair of the Social Committee, which will select a minimum of two other members;
3. Chair of the Welcoming Committee, which will select at least one other member;
4. Co-Chairs of the Fellowship Committee, which may select other members as needed;
5. Chair of the Health and Welfare Committee, which will select a minimum of two other members.
6. Chair and two other members of the Nominating Committee;
7. Chair of the Applicants' Advisory Committee and two other members, one of whom serves currently on the Resident's Council;
8. Editor of El Calendario

C. To call meetings of the residents of Plaza del Monte and to carry out decisions made in such meetings.

D. To meet with Presbyterian Medical Services personnel to communicate mutual concerns and reports.

E. To meet with Ghost Ranch in Santa Fe, personnel regarding use of the facilities and equipment.

F. To set annually the rate of social dues for residents and non-resident friends. [1]

[1] Non resident friends of the community shall be identified as persons who have had a prior relationship with the community and will be expected to pay social dues. They also will have a designated mail box at Ghost Ranch in Santa Fe.

G. To review the proposed budget prepared by the treasurer, and bring the budget to the community for approval. Expenditures outside the approved budget must be approved by a majority vote of the community.

ARTICLE II: MEMBERSHIP

The Residents' Council shall consist of seven (7) members, six (6) of whom shall be elected by and from among the residents, in classes of two each, serving for three years. A treasurer shall be the seventh voting member, elected by the residents for a one year term and eligible to be elected for three terms.

While a member of the Residents' Council may be elected to fill an unexpired term and following that a three-year term, no member shall be elected to a second three-year term until at least one year has elapsed.

ARTICLE III: OFFICERS AND THEIR DUTIES

SECTION I: OFFICERS

A. Officers shall be a chair, a vice-chair, a secretary, and a treasurer.
B. With the exception of the treasurer, officers shall be chosen by the Residents' Council from among its members, serving one year in a designated task.
C. No officer shall succeed him/herself more than once.

SECTION II: DUTIES

A. The chair shall preside over meetings of the Council and of the residents, and shall set the agenda of these meetings.
B. The vice-chair shall perform the duties of the chair in his/her absence.
C. The secretary shall record the minutes of Council meetings and meeting of the residents, and shall maintain a record of Council membership.
D. The treasurer shall prepare a tentative budget to submit to the Council for the fiscal year, July 1 through June 30, identifying fixed expenditures and restricted funds. The treasurer shall collect, protect, and disburse funds, as directed by the Residents' Council, and shall regularly report income, expenditures, and fund balances to the Council. All archival information shall be placed in the history file of Plaza del Monte.

BY-LAWS OF THE RESIDENTS' COUNCIL

ARTICLE IV: COMMITTEES

SECTION I: Standing Committees

A. The Gathering Committee, responsible for Wednesday programs from September through May.
B. The Social Committee, responsible for social events of the Plaza del Monte community.
C. The Welcoming Committee, responsible for calling upon new residents acquainting them with community events, Plaza del Monte procedures, biographical information, PdM social dues, and the PdM/PMS procedures, policies and information in the Handbook.
D. The Fellowship Committee, responsible for year-round scheduling of volunteers for the weekly coffee prior to Gatherings (September through May), and informal summer period (June through August) held at residents' homes or yards.
E. The Nominating Committee, consisting of a chair and two other persons, shall provide in March nominations for members of the Council.
F. The Health and Welfare Committee, responsible for compiling a list of medical equipment available for loan to residents and for providing three programs per year for the community on health-related issues.
G. The Applicants' Advisory Committee, will interview in person all applicants for residency at Plaza del Monte and report to Presbyterian Medical Services with a recommendation. The Committee will also maintain a current list of people on the Waiting List for housing at PDM.
H. The Editor of El Calendario, responsible for collecting information for the newsletter and printing and distributing it by the last Wednesday of each month to residents.

SECTION II: CHAIRS

Chairs of standing committees shall be appointed by the Residents' Council after the annual meeting of residents, and shall serve for one year. They shall not be appointed to succeed themselves more than once.

At the time of appointment of chairs, the Council either will inform the chair of the other members on the committee, or will authorize the chairs to recruit the other members.

SECTION III: Ad Hoc Committees

The Residents' Council may appoint ad hoc committees to fulfill short-term responsibilities and shall designate the chairs of such committees.

BY-LAWS OF THE RESIDENTS' COUNCIL

ARTICLE V: MEETINGS AND ELECTIONS

ARTICLE V: MEETINGS AND ELECTIONS

SECTION I: Meetings of Residents

A. The Residents' Council shall call an annual meeting of residents in early May. The chair of the Council and/or standing committees may submit brief reports and the treasurer shall submit a financial report. All reports shall be in writing and submitted to the secretary at the end of the annual meeting.
B. The Residents' Council may call special meetings of the residents and shall call such meetings at the request of not less than five (5) residents. Notice of the time, date, place, and purpose of such meetings shall be announced no less than seven (7) days prior to the meeting.

SECTION II: Nominating Committee

A Nominating Committee of not less than three (3) persons shall be appointed annually by the Residents' Council, and shall present in March a slate of nominees for election to the Council to be elected at the annual meeting. In appropriate years, it shall present a nomination for the office of treasurer. It shall also nominate persons to fill vacancies as they occur between annual meetings, and shall ask the Council to call special meetings of the residents for that purpose. Ordinarily, the Nominating Committee shall not nominate its members to the Council.

SECTION III: Elections

A. In annual or special meetings of residents, following the report of the Nominating Committee, nominations may be made from the floor, provided persons so nominated have greed to serve if elected.
B. Voting shall be by raised hands, unless a majority of residents present and voting, vote to employ an alternative method.
C. Election shall be by majority vote of those residents present and voting. No provision is made for either proxy or absentee voting.
D. Immediately following the annual meeting, the newly elected Council members and the continuing Council members shall meet to elect new officers. Committee chairs may be selected at that time or within a seven (7) day period.

BY-LAWS OF THE RESIDENTS' COUNCIL

SECTION IV: Quorums

A. A quorum for a meeting of the Residents' Council shall consist of four (4) members unless at the time of meeting, one or more members are absent from Santa Fe, or prevented from attending by illness. In such event, a quorum shall consist of three (3) persons.

B. A quorum for meetings of the residents of Plaza del Monte, as defined by these By-laws, and at which actions or elections take place, shall consist of one-fourth (25%) of the number of persons residing at Plaza del Monte at the time of the meeting, excluding residents who may be temporarily absent from Santa Fe, ill, or incapacitated.

ARTICLE VI: FISCAL YEAR

The fiscal year of Plaza del Monte will be from July 1 through June 30.

ARTICLE VII: Amendments

These By-laws may be amended at the annual meeting or a special meeting of residents, by a two-thirds (2/3) affirmative vote of those present, provided written copies of the proposed By-law changes have been made available to residents at least seven (7) days prior to the meeting.

BY-LAWS OF THE RESIDENTS' COUNCIL

Covenant Relationship
Presbyterian Medical Services
and
The Presbytery of Santa Fe

PMS Mission Statement: *Presbyterian Medical Services designs and delivers quality, accessible, integrated health, education, and human services in response to identified community needs of the multi-cultural people of the Southwest*

Recognizing that the primary business of the church is the proclamation of the Gospel of Jesus Christ in all its fullness, and that such proclamation includes advocacy for the underserved: Presbyterian Medical Services (PMS), and the Presbytery of Santa Fe (PSF) seek to define their relationship through the statements made in this covenant. This covenant shall become effective when approved by the Board of Directors of PMS and the PSF. It shall be reviewed every three years, or it may be reviewed at any time upon the written request of either party. It is understood that nothing in this statement shall conflict with the Articles, by-laws or Statement of Policy of PMS, nor the Standing Rules and by-laws of the PSF.

II.

A. PMS will maintain its historic ministry of advocacy for adequate health care, quality programs and related services.

B. PMS will address the PSF at its annual meeting. Such reports will include the programs and activities of PMS and information specific to communities where Presbyterian churches are located.

C. PSF is at all times entitled to representation on the PMS Board, and as such shall be given notice of all board meetings and upon request, notice of all executive committee meetings. One person representing the PSF shall be nominated by the Nominating Committee of the PSF and elected by the PMS Board according to the by-laws of PMS and the PSF.

D. PMS may solicit support annually from local churches upon approval of the PSF. PMS and PSF will work together to interpret the needs and goals of PMS to the churches.

E. PMS will strive to publicize a positive relationship with the Presbyterian Church (U.S.A.

F. The leadership of PMS and PSF will meet together to respond to publicity that is of concern to either party when both are involved.

G. PMS will work together with PSF to advocate for public policy issues that represent mutual concerns on the state and local level.

III.

A. The PSF shall act as an advocate for PMS in relations with other governing bodies and in ecumenical and other affiliations including presentation to the synod of all reports required of PMS under Section H above.

B. PMS shall be entitled to the privilege of the floor at stated meetings of the PSF in matters related to their ministry

C. The PSF will encourage its churches to support coordinated campaigns and solicitation of funds by PMS.

D. Funds from sources within the Presbyterian Church (U.S.A.) accruing to PMS will be deposited with the treasurer
of the PSF to be disbursed by the PSF to PMS.

E. PSF will strive to interpret information concerning PMS programs in a positive way.

F. The leadership of PSF and PMS will meet together to respond to publicity that is of concern to either party when
both are involved.

G. PSF will work together with PMS to advocate for public policy issues that represent mutual concerns on the state
and local level.

Presbyterian Medical Services
President

Revised: April, 2001

Presbytery of Santa Fe
Stated Clerk
8/2/01

HISTORY OF PRESBYTERIAN MEDICAL SERVICES

Presbyterian Medical Services is the successor to the medical mission in the southwest begun in 1901 by the Presbyterian Church. That year marked the establishment of the Sage Memorial Hospital on the Navajo Reservation in Ganado, Arizona.

In 1911, Sarah Bowen, M.D., a missionary physician en route to China, came to northern New Mexico to assess medical problems in the Presbyterian Church's schools in the area. The need she saw was so compelling; she remained in the Northern New Mexico/Southern Colorado area for the rest of her professional life. The year of her arrival marked the establishment of the Dixon Cottage Clinic, which grew to become the Embudo Hospital and Clinic in Embudo, New Mexico.

By the mid 1960s the Presbyterian Church was experiencing difficulty providing oversight, from denominational offices in New York City, for the rural operations. A missionary medical administrator, Thomas I. Harnish, was sent to the southwest to consolidate administrative functions and to provide direction for these programs. He established an office in Santa Fe under the name "Presbyterian Medical Services of the Southwest."

When the Medicare and Medicaid acts became law in 1965, the federal government became a major player in the financing of health care. At about this same time, the Presbyterian Church was experiencing financial pressures due to the cost of health care increases. Given these conditions, the church determined its mission to medically underserved areas of the southwest would be phased out, allowing the government programs to become the primary financing agent.

In 1969, with the encouragement of the Presbyterian Church, Tom Harnish brought together a group of area citizens to serve on a board of directors for a new entity: Presbyterian Medical Services, a not-for-profit corporation. Presbyterian Medical Services began to extend health services to new areas of New Mexico. This geographical growth, along with the expansion of types of services, continues today.

Since its beginning, Presbyterian Medical Services has maintained a covenant relationship with the Presbyterian Church. Currently, a formal covenant with the Presbytery of Santa Fe defines that relationship.

The efforts begun by the Presbyterian Church in 1901 and carried out since 1969 by Presbyterian Medical Services continue to expand. The scope of its mission, both in program and geography, make Presbyterian Medical Services a major agency in medical, dental, behavioral health, children's services, home health, and hospice care across New Mexico. Presbyterian Medical Services' mission continues to focus on the needs of underserved persons in New Mexico.



Hospitality & Education

Our Call to Greater Ministry

Hospitality is a part of Plaza Resolana's Mission and Ministry. As a conference center we are changing and preparing for the new millennium.

Education has been part of the history of this location for over 125 years. In 1966 the Presbyterian Board of Pensions commissioned the Reverend David McFarland to organize a school. Within a week of his arrival in Santa Fe, McFarland founded First Presbyterian Church and, in the Presbyterian tradition, established a one-room school at a nearby site (the administration building was located where Plaza Resolana now stands).

From the early 1960's until the inception of Plaza Resolana in 1990, the site was Plaza del Monte for retired Presbyterian clergy and mission workers.

Education returned to the forefront and the circle was completed when Plaza Resolana was founded in 1990. As surely the Allison-James School served the educational needs of its young students, Plaza Resolana now strives to meet the needs of adult learners.

Our Ministry is to inspire and equip persons for active engagement in the world, to expand understanding of self, human diversity, and community (for adult learners and grassroots, non-profit and faith based communities). We do this by creating learning community in an affordable and hospitable setting where education is experiential and collaborative, and New Mexico is the classroom.

The Spanish term **la Resolana** is a place on the south facing side of a building or a plaza where the warmth draws the community and passersby to exchange news, share ideas, and visit with neighbors. These are the experiences that we hope you will have during your stay at Plaza Resolana.

505.982.8539
Fax 505.986.1917
401 Old Taos Highway
Santa Fe, New Mexico 87501
http//www.newmexico.com/resolana

Some of the First and Significant Hispano Presbyterian Leaders in New Mexico and the Southwest

(or How we named Plaza Resolana's meeting rooms)

Menaul Hist Library

José Ynés **Perea.** Born before the middle of the last century, Don Ynés was the son of Don Juán Leandro Perea, a wealthy sheep rancher from Bernalillo. Educated in Chihuahua, Mexico, at a French Jesuit Academy in New York and, finally, at the U.S. Military Academy in West Point, Don Ynés was drawn by the Bible to convert to Protestantism. Upon returning to New Mexico from his travels as a young adventuresome man, Don Ynés took his inheritance to the eastern plains near Las Vegas, New Mexico where he started a sheep ranch, a store and launched his missionary career. He was the first ruling elder in the Las Vegas Presbyterian Church, and was an organizer of the Second Presbyterian Church in Martínez Town Albuquerque in 1889. The Reverend Perea was the first native nuevomexicano ordained a Presbyterian minister.

Gabino **Rendón.** Born in Las Vegas, New Mexico to the daughter of a tavern owner and to a buffalo hunter in February 1864, Gabino Rendón followed Don Ynés as the most significant native missionary preacher and pastor in the early days of Presbyterian work in New Mexico. Educated in the College of the Southwest in Del Norte, Colorado, before the turn of the Century, he was the second native hispano to be ordained a Presbyterian Minister and was the organizer of many of the plaza hispano churches. Mano Gabino's masterful storytelling and persistent outreach into villages and ranches in northern New Mexico and southern Colorado, matched by warmth and humility, led to many religious and educational opportunities for countless native nuevomexicanos. He died in Las Vegas one day before his one hundredth birthday and his legacy lives on. His story as told to Edith Agnew is published as *Hand on My Shoulder.*

Vicente Farrar **Romero.** Born in Taos towards the middle of the last Century, the son of the famous Padre Antonio José Martínez and Doña Teodorita Santistevan y Romero. Don Vicente was known as an evangelist and minister, and as a preacher and teacher whose influence reached from el Prado de Taos, to Ranchos de Taos, then on to the Embudo and the Rincones area and beyond to Indian Pueblos. Don Vicente, through Presbyterian work among hispano and Indians, carried on to the 20th Century the memory and legacy of New Mexico's most significant intellectual, spiritual and political leader during the years of our State's military defeat and first significant cultural assault.

Tomás **Atencio**. Born in Embudo (now Dixon) to a young girl from el Cañoncito and to a seasoned mustang hunter. At the age of twelve, he bolted the Catholic Church and took his father, a backsliding Catholic, with him to the Presbyterian Church. He studied at the College of the Southwest in Del Norte, Colorado until the school closed in 1899 and was one of two first graduates of the Theological training program at Menaul School in Albuquerque in 1903 who followed a ministerial career. The major part of his career was as pastor of Embudo Presbyterian Church, the community which served as the medical missionary center for northern New Mexico. Mano Tomasito distinguished himself in southern Colorado and as a preacher of eloquent and fiery oratory. He was the first hispano Presbyterian minister to serve as Stated Clerk and Treasurer of the Santa Fe Presbytery.

Acorsinio V. **Lucero.** From Chacón, New Mexico, A. V. Lucero, a distinguished and eloquent preacher, was a member of Menaul School's first high school graduating class in 1906. He attended Tusculum College in Tennessee and, with the late Reverend Carlos Córdova, was the first hispano nuevomexicano to attend Princeton Seminary in New Jersey. He served as pastor in Texas, New Mexico and finally, in California where he retired. A son, Robert, also was a Presbyterian minister.

Compiled by: Dr. Tomás Atencio,
University of New Mexico Department of Sociology
November 1993

NEIGHBORS

SUNDAY, OCTOBER 12, 1997 E-6

The New Mexican

This was brought to the Menaul Historical Library by Jim Collie on November 13, 1997.

The *new* face *of* Plaza Resolana

By ALEJANDRO LOPEZ
For The New Mexican

Brightly painted totemic sculptures by local artists and an unguarded kitchen garden on the grounds of Plaza Resolana, the Presbyterian study and conference center in downtown Santa Fe, signal a new era of national, international and community service for this historic property.

Since the late 1800s, this facility has played an important role in Santa Fe, first as the Allison James Presbyterian School and, later, as Plaza del Monte, a retirement center of

...where people gather to partake, as much of the warmth of the

is indeed a once-in-a-lifetime occurrence and something that Michael and I have relished and learned enormously from doing," says Jimenez, with a deep sense of satisfaction.

"From the beginning, we decided to invest in the local community by hiring people with long histories here," states Chamberlain. "As a result, the staff made a commitment to us and by extension, to the greater community that we serve."

From a handful of people, the staff has grown to include 20 full-time paid people and five full-time volunteers.

In selecting a name, the couple went no further than the New Mexican ground. They chose the



Menaul Documents 000051

terian School and, later, as Plaza del Monte, a retirement center of the Presbyterian Church.

In the seven years since Presbyterian minister Kathleen Jimenez and Michael Chamberlain, her attorney husband, took over the center as co-directors, they have transformed the complex into a vital conference and community center.

gather to partake, as much of the warmth of the sun, as of other people's company and conversation.

Here, the pressing issues of both the local and global community are addressed through study and discussion and its spiritual and material needs met through direct action and community service on the part of staff, volunteers and conference participants.

The center's undisputed success can partially be attributed to the sharing of administrative responsibilities by the couple. While Jimenez attends to the hospitality and program aspects of the center, Chamberlain devotes himself to the personnel, physical plant and financial management of the nonprofit business operation.

The challenges that faced the two when the Ghost Ranch Presbyterian Foundation turned the sprawling compound on the corner of Old Taos Highway and Paseo de Peralta over to them were myriad. Not only did the center lack a name and a clear mission statement, but, except for the directors themselves, there was virtually no staff — let alone guests and participants.

"Having an entire center turned over to you to shape as you see fit from top to bottom [illegible] ple went no further than the New Mexican ground. They chose the name Resolana for the center because of its connotations as that place in a community where the sun shines brightly in the winter time and where people gather to partake, as much of the warmth of the sun, as of other people's company and conversation.

Indeed, in the last seven years, Plaza Resolana has been host to innumerable groups from near and far in search of a "safe place" in which to carry out discussion, study, plan, negotiate and at times, to conduct mediations and affect reconciliation. Although the center, equipped with overnight accommodations for up to 70 people, supports itself principally through its bookings of elderhostels and conferences from throughout the country, it, nevertheless remains attentive to the needs of local and non-local groups with a capacity for generating lesser revenues or perhaps no revenues at all.

When in the recent past, differences of opinions between local grassroots Northern New Mexican village people, environmentalists and the Forest Service grew to dangerous proportions, the center served as the site where ongoing discussions and negotiations among the three were held. Similarly, interdenominational gay and lesbian people have sought out the center as a meeting place for discussion because of the center's reputation for impartiality and open-mindedness.



Julie Graber/The New Mexican

Co-directors of Plaza Resolana Study and Conference Center, Kathleen Jimenez and Michael Chamberlain, are married to one another and share the responsibilities of running the center that they took over in 1990.

In the same spirit of service, Plaza Resolana has for many years supplied John Stephenson's Community Farm with a full-time volunteer who in turn organizes other volunteers who carry out the tasks of gardening, harvesting and the distribution of food. In the last few years, the Community Farm has supplied more than $30,000 worth of free food annually to more than 20 nonprofit charity organizations in Santa Fe.

Other organizations that have worked with Plaza Resolana in a variety of ways are Tewa Women United, the Farm Connection of the Farmer's Market Association, Recursos de Santa Fe, the Santa Fe Council for the Arts, the Santa Fe Public Schools, the Santa Fe Opera, Colgate University and the University of Miami.

Recently, the center completed the construction of a new office space for its core administrative staff and more than doubled the size of the Atencio meeting room at the north end of the complex. As a result, the center will be able to convene several large groups at once.

Menaul Documents 000032

A Brief History of

PLAZA DEL MONTE

901 Menaul Blvd. N.E.
Albuquerque, NM 87107

Square of the Mountain

The year 1986 marks the twenty-fifth anniversary of the opening of Plaza del Monte, a retirement facility operated by the Board of Pensions of the Presbyterian Church (U.S.A.). Plaza del Monte is a home for retired servants of the Church, including ministers, missionaries, commissioned Church workers, and their spouses.

A Homes Program of the Board of Pensions was inevitable, inasmuch as most servants of the Church, particularly in earlier years, had lived in manses or facilities provided by the Church. Consequently they came to a time of retirement without a home, or equity in a home, and in too many cases had made inadequate provision for their retirement. The Homes Program began in 1883 when a New York City doctor gave his home to be used as a "home for disabled ministers, and the widows and orphans of deceased ministers of the Presbyterian Church". The Program has grown across the country through more than 100 years with the provision of clusters of individual homes, apartments, new congregate homes and nursing homes and in some cases private homes that were left by concerned Christians who wished to provide a home for retired servants of the Church.

It was on the former site of the Allison-James School in Santa Fe that construction began in 1960 of a large congregate home for retired servants of the Church, to be known as Plaza del Monte. The construction of individual homes and apartments followed over the next twelve years, until the present facility was completed.

Plaza del Monte in Santa Fe, New Mexico, is considered one of the finest retirement facilities of the Presbyterian Church (U.S.A.), being ideally located a few short blocks from downtown Santa Fe and close to Church, library, theatres, stores and shops. It is located on an historical site where quite possibly Native Americans once lived, hunted, and tilled the soil. Arrowheads and potshards give evidence of this likelihood.

In 1846 New Mexico became part of the territory annexed to the United States from Mexico. Education and religious instruction were in a deplorable state throughout the area. Methodist, Baptist and Presbyterian missionaries began to arrive in the mid eighteen hundreds to minister to the forgotten people who had migrated on the Santa Fe Trail, and to the Indians and Hispanics who had lived here for centuries.

The first Presbyterian missionary to visit Santa Fe was Miss Matilda Allison, who stopped in 1848 on her way to Chihuahua. She stayed long enough to organize a group of women for prayer and Bible Study and returned several years later as a teacher in a girls' school. The Reverend David McFarlan and his wife, Amanda, came to Santa Fe in 1866 and organized the First Presbyterian Church and a small parochial school, beginning with eleven pupils. This was the seed of many years of distinguished work done by the Presbyterian Church,

not only in establishing churches, but especially in starting schools in the small towns and villages in the mountains.

Allison-James School was one such school and for 93 years occupied the site on which Plaza del Monte is now located. The School was to go through many changes, locations, and name changes until in 1913 it became the Allison-James School for girls. In 1934 the School became co-educational; a boarding Junior High School for one hundred boys and girls. In 1959 when the purposes for which Allison-James School was founded were being fulfilled by public schools in most towns and villages of New Mexico, this historic School was closed.

In 1960 when the Board of Pensions was actively engaged in providing retirement housing for retirees, it secured the Allison-James campus from the Board of National Missions, razed the buildings that could not be used, and began construction of Plaza del Monte. The new facility was opened to its first residents in 1961. Donald and Saline Clauser were the first administrators. They were natives of New Mexico, having lived in Santa Fe for many years, where they owned and operated their own business and were active members of the community and the Presbyterian Church.

Plaza del Monte is thought of as a show place in Santa Fe, with its beautiful trees, lawns, flowers, landscaping and well kept homes. It has no nursing facility inasmuch as residents are expected to be able to live independently. Residents of Plaza del Monte have through the years been a vital part of the Santa Fe community, contributing many volunteer hours and talents to its spiritual and cultural life. They have been and are serving in many Santa Fe community organizations, including the hospital, social welfare organizations and churches. It is a loving, caring, supportive community within itself where a lot of fun and frolic have been an essential part of the life of its residents. It is a witness to the purpose of the Board of Pensions of the Presbyterian Church (U.S.A.) to provide for the needs of retirees.

At present, in 1986, there are 94 Plaza del Monte residents. It has been managed by five manager couples, each couple contributing in their own special way to the care and comfort of the residents. In recent years there has been a special emphasis on upgrading, repairing, refurbishing and improving energy conservation at Plaza del Monte, all of which has contributed greatly to its general improvement and appearance.

What began some 100 years ago is still changing and growing, but always with the welfare and comfort of retired servants of the Church in mind and to witness to the Glory of God.

HAPPY BIRTHDAY, PLAZA DEL MONTE !!

- T H A N K Y O U, L O R D ! !

Before Plaza del Monte



1869

The history of Presbyterian work in Santa Fe goes back to the first continuing Protestant missionary work in this area, in November, 1866. The Baptists had tried to establish a mission in 1849, and the Presbyterians in 1850, but neither was permanent. The first Presbyterian missionary became interested in the Union cause and left the ministry to found the SANTA FE GAZETTE.

In response to a need felt by the Board of Domestic Missions of the Presbyterian Church, the Rev. David McFarland was sent to "the morally dark and destitute regions" of the Territory of New Mexico. In 1866 he arrived in Santa Fe, a town of adobe houses, with muddy or dusty streets, hoping to establish a work "to overcome disease, infant mortality, ignorance, superstition, and poverty - and to transform lives with joy, hope, and faith which only Christ can give." It was reported: "there has been instilled into these people deceit and untruthfulness for generations and generations. That is why we are here."

The first motive had been to distribute the Scriptures but McFarland saw a chance to gain influence over young minds, and finally to reach the adult population by establishing missionary forces to occupy the whole territory in connection with a school in Santa Fe. He began an amazingly successful program - which had developed 40 stations before its end.

Mr. McFarland immediately began a church - which first met in the Senate Chambers of The Governor's Palace, and a school which met in a two room adobe house on Palace Avenue, one room of which served as living quarters. Over 40 persons were present at the first service; and the school which later became the Allison School, began with 30 pupils, 10 or 14 of whom boarded regularly at his home.

When time came for the organizational meeting of the new church, it was held in the parlor of Governor Robert Mitchell because the janitor of the Senate Chamber had failed to lay a fire and had disappeared with the key.

Within a year the school had grown too much for Mr. McFarland to handle. Mrs. Alexander, wife of the Colonel at the Fort, enlisted help of folks in her home church, and the Auburn N.Y. Bible Society raised $500 to support a teacher in Santa Fe; and Charity Ann Gaston of Knoxville Illinois (later the wife of John Menaul) became the teacher.

The school grew, and expansion became necessary. In 1869 a two room adobe, built by the Baptists in 1849 and abandoned, was bought and refitted as a church and school. Its condition can be seen in the picture above: the roof leaked; sand, rain, and snow blew in; and when the wind shifted the stoves smoked so badly they could not be used. There were no lamps, kerosene costing $5.00 a gallon, and candles could only "make the darkness visible." But the school met a need and soon was known across the country and even in old Mexico.

Everything was not always rosy. Archbishop Lamy was opposed and threatened excommunication for any who sent their children to school in a building used as a Protestant church. Attendance dropped from 40 to 12, but some of the pupils came back, and others soon filled the gap. At one point relations were so unfriendly that the newspaper reported: "a guard of soldiers had to be promised to escort Santa Fe Presbyterians to church."

In 1870 Sheldon Jackson described his arrival, by a six-mule team at a gallop, in "Strange Santa Fe" - as rolling "past low hovels, dirty children, and barking dogs of the poor." He sent word to the church at large that "the leaven is working, and from all parts of the territory...letters are received asking for admission for their children, but there is no room for them. The blessing has come. In answer to the prayers of the church, an opening has been made." Not surprisingly, his report was accompanied by a plea for help to buy "a large suitable building" being sold for taxes. "The King's business requires haste," he wrote. "Who will feel? Who will pray and give?"



1881 1903

It was in 1881 that Matilda Allison came to take charge of the growing school. She had been a missionary in Mexico, and claimed to have held the first prayer meeting to be held west of the Missouri border - in Santa Fe in 1848, when she was visiting here.

When she came the school had 23 pupils - 7 Spanish-speaking, 6 black, and 10 Anglos. Another old adobe was acquired, with 11 rooms, badly in need of repairs. And there was constant growth during Miss Allison's leadership which was to last for 23 years. There was no charge for tuition, and books were free to those whose parents could not pay for them. But from the beginning parents were encouraged to pay what they were able. Some of the contributions in lieu of tuition seem strange in modern times. In 1895 such payments included: "8 strings of chili, 1 sack of cornmeal, 1 sack of onions, $15 worth of wool, beans and chile, 1 Navajo blanket, 5 chickens, 3 strings of chili, 1 box of grapes, and 2 dozen eggs."

It would be unwise in such a history as this to cover all of the changes and additions, but among the highlights which should be noticed is the establishment of the Boarding department

(continued next page)

in 1884. "The fame of the school was spreading all over New Mexico, Colorado, Arizona, as well as old Mexico. People came from all directions offering produce, livestock, and wood, and such, so their children could be there. So great was the response from people that it was decided by the Board to make this a boarding school for girls."

On her retirement in 1903, Miss Allison was commended by the First Presbyterian Church for her contribution to the school's growth and for the extension of "her influence so widely through New Mexico in brightening the home life and developing Christian character." And it was decreed that hereafter, "this school which had been known as the Presbyterian Boarding and Industrial School for Girls will hereafter be called the Allison School."

The work of the school was praised throughout the Territory. A former School Superintendent, A Roman Catholic and a Mexican, wrote that "This school did more for New Mexico than any other institu tion in the Territory."

With this evidence of success it is no great wonder that the Board of Home Missions envisioned a similar institution for boys, and appropriated $50,000 for that purpose.

Nor was the city blind to the value of the Presbyterian school in its midst. When it seemed likely that the boy's school would go to Albuquerque where the Board owned land, the city Fathers told the Board that because of their appreciation "the site shall be yours without cost, donated by the citizens of Santa Fe."

Governor Prince argued for the Santa Fe location, publishing his argument in the newspaper: "To plant such an institution in a place where the example before the eyes of the pupils is continually bad, where Sunday is never observed, where saloons and gambling houses and places of worse repute are most conspicuous features, would seem to me to do harm rather than good." The people of Santa Fe got busy and secured land for the school. The NEW MEXICAN started a subscription to raise $1,000 - and was successful in one day.

Years later when ground was broken for a new building for Plaza del Monte on the ground once occupied by the school for boys, two large brick pits of unknown origin were uncovered. It turned out that they had been part of the Santa Fe Gas Company which had once occupied the land contributed for the school. Mrs. Bernadito Atencio (then Roybal), widow of the man who was minister of the Embudo church for over 20 years, remembers when one of those pits was used for feeding pigs, and recalls when she was a student - and tried to ride the pigs.



1908 1912

The building, begun in 1905, was opened in 1908, and the school was named for Mary, (Mrs. W.D.) James, a gifted and consecrated leader in mission work developments, and first president of the Woman's Board of Home Missions. One of the buildings, and one of the horses at the Allison school, were named for her, as well as the new school.

The new building served as dormitory for 37 boys, with dining room, kitchen, and rooms for the superintendent and his family. For classes the boys joined the girls at the little brick school house near the Allison Building.

After 5 years the coeducational work, begun with hope that coeducation might solve the problem of establishing future Protestant homes among Mexicans, had not fulfilled the hope, and it was decided to concentrate work for boys at Menaul, making the Allison-James school a girl's school.

Changes came fast during the next few years. In 1919 the primary grades and High School were dropped. In 1924, under the leadership of Ruth Barber, the school became an accredited 4-year High School. In 1927 the property on Grant street was offered for sale, with a decision to build up the campus at Mary-James, north of Federal Place. A new dorm in 1930 brought all the students to one campus. In 1934 it was decided to make Allison-James coeducational. Menaul became a Senior High School and Allison-James a Junior High Boarding School, with grades 7-9.

The curriculum and program which made the school so outstanding varied over the years with these changes in the make-up of the student body, but this description of the program from a report in 1934-35 will help to understand the nature of the school's influence: "A very real effort was made to so work out the curriculum to meet the needs of the pupils and at the same time prepare them for a more abundant life in their home communities. It covered weaving, - starting with raw wool and completing blankets, - woodwork for the 7th and 8th grade boys, especially helping them to make things from rough lumber and things which could be used in their homes, - home economics for the girls of the 7th and 8th grades, Bible for all groups and other regular academic subjects. The boys were given a period from school hours to iron their own shirts. The girls did all of their own washing and ironing under supervision of the laundry supervisor. Of course, as has always been the case, the students did all of the work about the buildings and campus under supervision of laundry, kitchen, dormitory, and grounds supervisors."

During the season the boys had basketball. Having no gym, they used the public high school gym 3 hours a week. The boys had very little practice, but won a few games played with other high school teams.

Throughout the history of the school development of character was emphasized and was regarded as the chief function of housemothers. Regular Christian training included daily chapel and Bible study for all people, Christian Endeavor and

(continued next page)

other clubs at times, and organized Sunday School. In addition other programs were added from time to time - such as Daily Vacation Bible School on campus for town children. Special events were planned, such as Christmas programs which were presented at the school and frequently carried back to home communities to be presented in local churches.

Although World War II was hard on the school and some of the boys were allowed to stay home and help with the farm work, the influence of the school continued to grow. In 1952 the principal reported "an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages," and "nineteen staff members, an overflow enrollment, and an alumni group of outstanding Christian leaders throughout the State of New Mexico." Today those alumni are still respected community leaders, and one easily uncovers a feeling of regret that the Board ever decided to close Allison-James.

Martha Smith, who lived at Plaza del Monte after the closing of the school, wrote about the purpose of Allison: "to provide an education for the Spanish-speaking youngsters in the isolated villages of Northern New Mexico who would have no education were it not for Allison-James and Menaul schools."

But by 1958 the Board had recognized that the improved quality of public education had profoundly affected that purpose. Staff members at the school asked: "How can we justify our existence when we no longer function with the above-stated purpose?" So it was that, although in 1953 it could be written that this was "the equal of any school in town," and "audio-visual aids comparable to those of any school in the nation," it was decided in 1959 to add a 9th grade at Menaul, and to move all Allison-James students there, thus terminating the work in Santa Fe. "With the improvement of public education, the Board now believes it desirable for the young children to stay at home and attend schools nearby."

Thus ended an illustrious chapter in the history of the Presbyterian church, a change much lamented by many then and now. It is fitting on Presbyterian Heritage Day to dedicate Allison-James School as an historical site on the American Presbyterian/Reformed Sites Registry, the event marked with a plaque on the Plaza del Monte building, successor on the site. This is a better tribute than was anticipated in 1965 by Fr. Stanley who wrote in CUIDAD-SANTA FE: "One thing was certain. There will be no homecomings, only memories and even these will fade with the landmark because progress is man's best friend."

With the closing of the school the buildings were taken over temporarily by the State Historical Library; the NEW MEXICAN reported with a hopeful note that apartments would soon be springing up on the property; but any confusion was soon dispelled. In 1960 The Board of Pensions of the Presbyterian Church U.S.A. bought the property, with the exception of the James dormitory (razed) and the Allison dormitory (still standing), sold to the Masonic Lodge. It was reported in the press that the campus "will be used as the site of a retirement housing center, (billed as a model retirement housing project) for ministers and missionaries." And thus was launched a new chapter which we hope will be as illustrious in its way as the celebrated one.

- Orval Austin



Santa Fe Wins The Blue Ribbon

Santa Fe won a significant prize Monday with the announcement that the Board of Pensions of the Presbyterian Church, U.S.A., has chosen our community as the site of a model retirement home center for ministers and missionaries.

The importance of the decision lies not only in the fact that the retirement center will be a valuable asset to the city. The fact that the board, headquartered at Philadelphia, chose Santa Fe among all the other cities of the land as the ideal place for retirement is extremely significant.

The retirement housing project could have been located anywhere. The board had the entire United States to pick from in selecting the site which had the most to offer for the pleasant retirement of men who have spent most of their lives in the service of their religion.

Pamela

The board members selected Santa Fe for many reasons. Our sunny, cool climate weighed in our favor. Another factor which we understand loomed large in the board's deliberations was the fact that Santa Fe offers a top-ranked opera program. Another was Santa Fe's cosmopolitan variety of cultural activities which provide something of interest to almost every taste. Still another, we're sure, was our city's peaceful charm which is sometimes called the "Santa Fe spirit."

Right now dozens of industries and businesses of all types are conducting the same sort of searches for the ideal site for branch plants, laboratories or field offices. Some must weigh factors entirely foreign to those considered by the Board of Pensions—such as freight rates, water and raw material supplies. But many others outside the field of heavy industry are looking—as did the Board of Pensions—primarily for a community where their employes would enjoy living.

To these light, specialized industries Santa Fe has a great deal to offer. And these are exactly the type which Santa Fe wants.

We hope the city will not overlook the wonderful selling point it has been handed by its selection as the Presbyterian retirement center. It's hard to imagine a more valuable endorsement.

We also hope the city won't overlook the fact that the Board of Pensions didn't just stumble across Santa Fe. The city was "sold" to the board by men like Rev. Kenneth Keeler and others who understand our city.

Santa Fe should do all it can to let industry know what this community has to offer.

Leo Pando
State Land Office
Santa Fe, N.M.

Allison-James Site Selected As

An official of the United Presbyterian Church, U.S.A., announced today that the Allison-James School campus here will be used as the site of a retirement housing center for ministers and missionaries.

Rev. Kenneth M. Keeler, Executive of the Synod of New Mexico of the Presbyterian Church, said that Santa Fe architect Philippe Register has been retained to plan the development as a "model retirement housing project." The site adjoins Federal Place.

Rev. Keeler said that the Board of Pensions of the Presbyterian Church has purchased the site from the Board of Missions which for the past 92 years has operated the Allison-James School to provide a Christian education for children of Northern New Mexico.

"The property which has housed the junior high boarding school for many years will continue its larger service to the people of the church and to this community," Rev. Keeler said.

The school was closed this spring. Church officials pointed out that improved public education facilities throughout Northern New Mexico had reduced the need for such a facility.

He said that some 60 retired ministers and missionary workers from all parts of the world will retire here when the project is completed.

He said that Dr. Donald L. Hibbard, executive vice president of the Board of Pensions in Philadelphia, hopes work will progress rapidly e
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Rev. Keeler said that details of the project have not yet been completed but that some of the present buildings on the campus will be razed and that some may be remodeled for future use.

He said the project will include both "cottage type" residences and a congregate-type of home.

"This is planned as a model project, based on studies and experience in Holland and other parts of the world," Rev. Keeler said. "It will be a beautiful development—a real asset to Santa Fe."

Rev. Keeler said that the Board of Pensions chose Santa Fe for the retirement center "because it felt this community was ideal for pleasant retirement for many reasons."

"The climate was considered, of course, and the board was well impressed with what Santa Fe could offer from the cultural and hobby aspects. The fact that Santa Fe has an opera certainly had an effect."

Rev. Keeler pointed out that the Allison-James site was also ideal because of its proximity to the downtown area and to the Presbyterian Church. He said members of the Board of Pensions also noted that the church has extensive national mission interests in Northern New Mexico in which many of the retired ministers and missionaries could occupy themselves.

He said that more details of the development plan will be announced later as they are worked out.

Model Housing Area Planned By Board

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IE NEW MEXICAN ★

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Menaul Documents 000061

All United Presbyterians are invited to stop to see "Plaza del Monte" at any time while staying in or traveling through Santa Fe.

[redacted]r are the superintendents. The home is just three blocks north of the central plaza and may be reached by telephone on YUcca 2-8539.

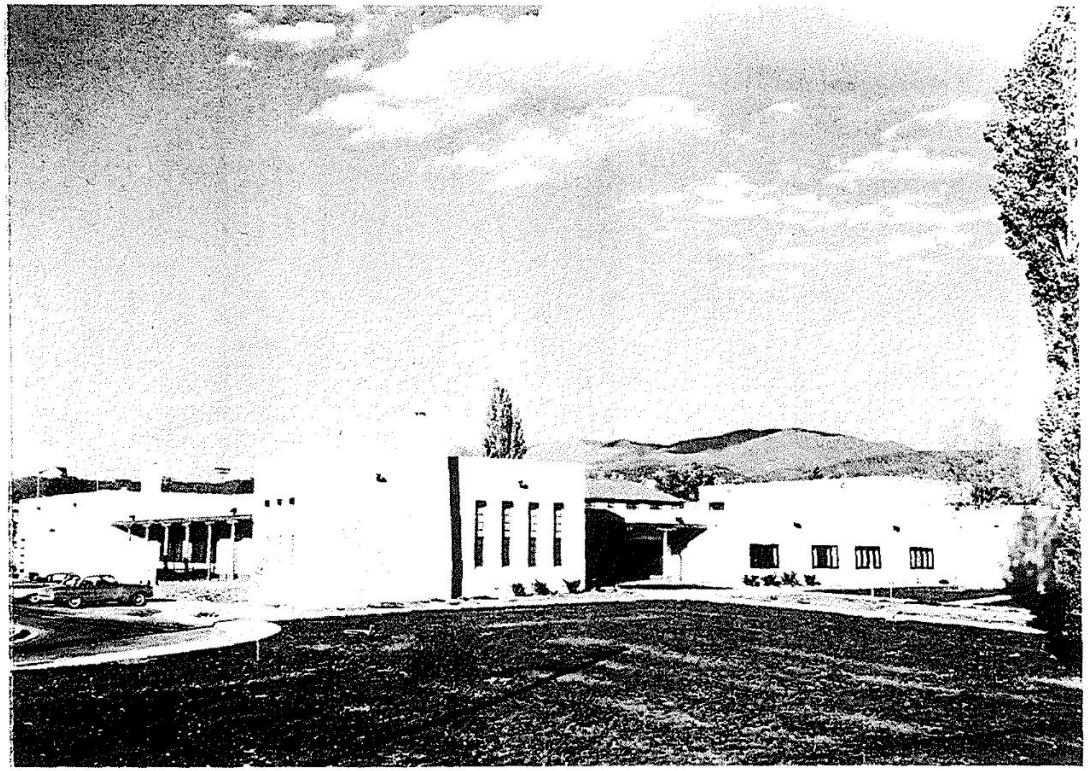
[redacted]

Menaul Documents 000062

Dr Donald L. Hilbard

For further information concerning the home write

THE BOARD OF PENSIONS
UNITED PRESBYTERIAN CHURCH
Witherspoon Building
Philadelphia, Pa. 19107



"PLAZA DEL MONTE"

FEDERAL PLACE

SANTA FE, NEW MEXICO

Menaul Hills

A RESIDENCE FOR
RETIRED MINISTERS AND MISSIONARIES
OF THE
UNITED PRESBYTERIAN CHURCH

The Home

In the historic and beautiful city of Santa Fe, New Mexico, the Board of Pensions has established a new retirement residence for those who have served the Church over a long period of years.

"Plaza del Monte", located very close to the central plaza of this capital city, combines the comfort of living with Christian companionship and the opportunity of being of service in the community. The location is within easy walking distance of a United Presbyterian Church, shopping facilities, restaurants, hotels, museums, parks and entertainment. The home contains no infirmary because the emphasis is upon healthful and active living, but there are adequate hospital and nursing home facilities available should the need arise.

Culturally, Santa Fe stands out among the foremost communities of the United States in the fields of art and music, and a new independent branch of St. Johns College of Annapolis, Maryland (the Great Books college) will provide further expansion of the wide cultural interests available. "Opera Under the Stars" is featured each summer.

"Plaza del Monte" has been built from designs approved by the foremost geriatric authorities in the United States and Europe. The outside architecture is Spanish in design to conform with the traditions of Santa Fe, while the inside is artistically modern with facilities especially designed for the needs of the guests. Colorful interiors enhance the warm feeling of "homey" comfort with each guest having his own living quarters (see accompanying plan). There are accommodations for couples also in the main house as well as a few nearby individual cottages and apartments designed for completely independent living.

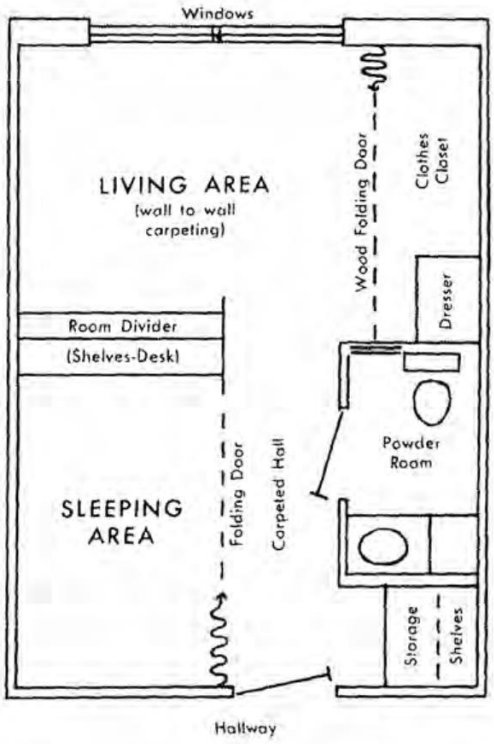
The cost of room and board in this home is moderate as the charge is $100 a month if the guest is able to cover it: otherwise special arrangements are made.

This is a home with an outgoing atmosphere—one where beauty of surroundings and Christian love combine to compose a portion of the Kingdom of Heaven on earth.

Typical Living Area

for single occupancy.

Room Size 19′ x 13′



For couples, appropriately larger quarters are provided. The heat in each room is individually controlled by thermostat.

Lounges, central dining facilities with tables for two and four, library, snack bar, showers and baths, work rooms, etc. are also included in the main building—all on one floor.

2

Retirement center celebrates 25 years

By The New Mexican Staff

A Santa Fe tradition ended when the Allison-James School was closed by the Presbyterian Church in 1959.

The school was almost 100 years old when the decision came to shut it forever. But the spirit of the school remains in the men and women who once served the church and who now live at the Plaza del Monte, a retirement center for Presbyterian missionaries and mission workers.

Plaza del Monte celebrates its 25th anniversary beginning today.

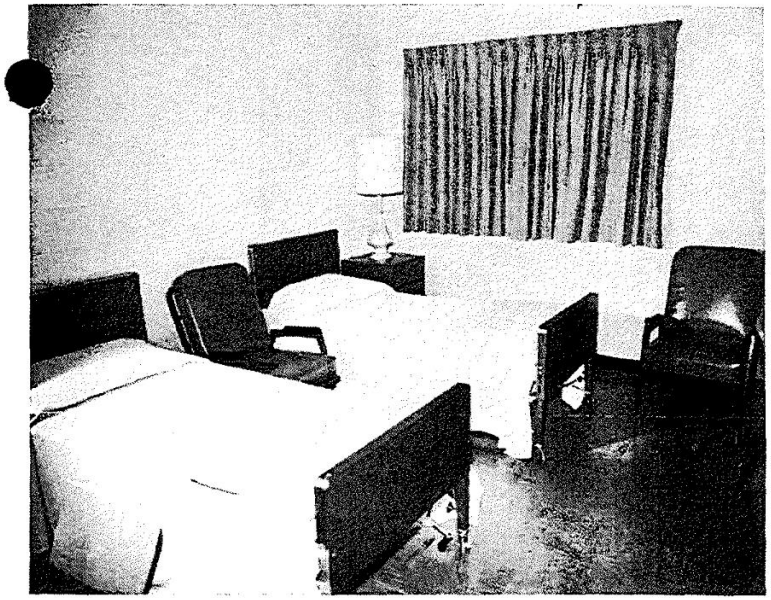
The community is invited to an informal open house from 3 to 5 p.m. today in the center's Casa Grande.

Other events, limited to center residents, include several worship services and a party.

The open house will feature a slide show detailing contributions Plaza del Monte residents make to the community, as well as a special performance by the Red Hot Chiles.

Santa Fe New Mexican
10/18/84





Top photo is an exterior view of the Retirement Ranch of Clovis buil rooms and to the right is Richard Snow, the Ranch man ager.

Retirement Ranch of Clovis

CHRISTIAN SERVICE HOME OPENS

Retirement Ranch of Clovis, the first Synod home for senior citizens, opened in eastern New Mexico city September. There are now some residents and more are arriving weekly.

This new home is a non-profit organization operated by Retirement Ranches, Inc., an agency of Synod, also engaged in developing a project at Roswell, on a substantia gift of land and income.

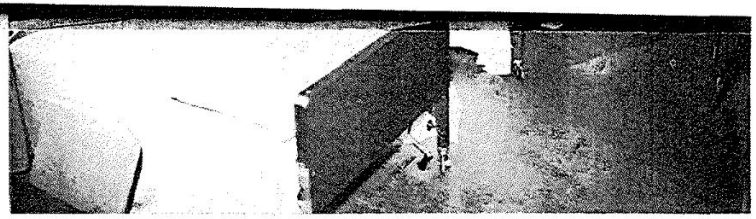
The initial Clovis facilities, consisting of the building and 19 acres of land valued at $250,000, were provided as a gift by Mr. and Mrs. N L. Tharp of Clovis.

The Clovis Ranch is bringing together elderly persons who wish to retire in an atmosphere of Christian fellowship. Through the facilities of this church-sponsored home a program of care, fellowship and service is offered. Among its many features is full-time nursing care.

Entrance fees are $500 for private quarters, $350 for semi-private and $300 for ward. Monthly charges

St. Andrew Church Reaches Self-Support In Less Than 3 Years

Saint Andrew United Presbyter-



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Entrance fees are $500 for private quarters, $350 for semi-private and $300 for ward. Monthly charges range from $250, $300 and $350 for private; $175, $215 and $250 for semi-private and $150 and $175 for ward. There are four beds for nursing care in the ward at $175

Requests for additional information on entrance requirements and details are welcomed.

Members and friends of the Synod are invited to visit whenever in the Clovis area.

St. Andrew Church Reaches Self-Support In Less Than 3 Years

Saint Andrew United Presbyterian Church in Albuquerque is making special plans to celebrate its "independence day" on November 5. The congregation goes to full self-support on that date. Although the congregation will not have reached its third birthday until next February 22, it will have been three years since the pastor, Rev. Earl S. Harvey, actually moved on the field to begin development work.

This new church in the northeast Albuquerque area received great impetus for development when Earl Montgomery, an elder in Immanuel church, made a gift of the land on which to build a church and manse.

Prior to completion of the first unit in April of 1960, the congregation worshipped in a square dance building for the first year. They went to a double worship service shortly after moving into the new ructure.

The church school enrollment stands at 376 and church membership is just over 300. The manse at 3811 Palomas, N.E., was completed a year ago this past summer.

NEW PENSION CHAIRMAN

Because of two deaths on the Synod Pensions committee, a new chairman has been elected. Inasmuch as Bruce Potter, Rio Grande chairman, was ineligible Bruce Poorbaugh, newly elected Pecos Valley chairman has been nominated to serve out the unexpired term of Amador Martinez.

LIAISON COMMITTEE

Synod Council has nominated the Reverends Harry Willson, Jose Medina, Paul Stevens and Kenneth Keeler to serve as liaison from the Synod to the Rocky Mountain Staff

Presbyterian Peaks
Fall, 1961



View of one of the private rooms, each with sitting room, bedroom, closet and toilet area. Photo shows the first two residents to arrive, Rev. John Carnine, Sunday School Missionary and Miss Lulu Floyd, who is demonstrating the book-case and writing desk wall divider.



This is one corner of the large general lounge area.

Plaza del Monte

RETIREMENT CENTER DEDICATION

Dedication services for Plaza Del Monte, the new retirement center in Santa Fe for Presbyterian ministers, missionaries and others who reception and tour of the center will follow the ceremonies.

The eventual population of Plaza Del Monte will be approximately

demonstrating the book-case and writing desk wall divider.



Plaza del Monte

RETIREMENT CENTER DEDICATION

Dedication services for Plaza Del Monte, the new retirement center in Santa Fe for Presbyterian ministers, missionaries and others who are members of the pension plan, will be held November 16, at 3:00 o'clock. (Ministers are asked to announce this event to their congregations and invite all who are able to attend.)

The service will be conducted by Dr. Carl J. Kissling, President of the Board of Pensions which also will hold its fall meeting at the center at this time. Dr. Kissling is minister of the First United Presbyterian church of Denver.

A brief historical statement concerning the establishment of such centers and the choice of Santa Fe for this one will be presented by Dr. Kenneth M. Keeler, Executive of the Synod of New Mexico. The principal address and dedication litany will be given by Dr. Joseph M. Ewing, a member of the Board and minister of the Carmel Presbyterian church, Carmel, California.

It is expected that Governor Edwin L. Mechem and Mayor Leo Murphy of Santa Fe will attend. A reception and tour of the center will follow the ceremonies.

The eventual population of Plaza Del Monte will be approximately 120. The "congregate home" will house about 60 and some 20 houses will provide two-bedroom, two-bath accommodations for retired couples.

The center is on the site of the former Allison-James Mission School which was purchased from the Board of National Missions by the Board of Pensions. It is one block from downtown Santa Fe and close to church, library, theaters, stores and shops. Those who visit the center are unanimously agreed that "it is one of the nicest retirement centers in existence."

The superintendent of the home is Don Clauser of Santa Fe. He, together with his wife, Selina, are welcoming guests and helping them adjust to their new surroundings.

The Clausers have been active in church and civic affairs in Santa Fe for more than 20 years and each has had several years of service on one of the official boards of the First Presbyterian Church of Santa Fe. Their two children, Donald and Donna Margaret, are students at the University of New Mexico.

Plaza del Monte



PLAZA DEL MONTE--A CHRISTIAN COMMUNITY

Plaza del Monte, a retirement center primarily for Presbyterian Church ministers, missionaries, and their spouses, has been in existence for 25 years. On November 16, 1961, what is called La Casa Grande, built for congregate living, was dedicated.

The property on which this building stands, however, was owned by the Presbyterian Church as far back as 1866, at which time a junior high school, called Allison-James, for children of Spanish descent, was established. It was an outstanding educational and religious institution for 93 years; it closed in 1959. The property then was deeded to the Board of Pensions to be used as a home for those who had served the church, most of whom had no other retirement housing.

Four original faculty homes and a teacherage remain on the site. Since 1961, an additional 17 houses and four apartment buildings have been added.

At present about 100 persons are accommodated on the complex. They come from a variety of backgrounds and have served in this country and throughout the world.

FIESTA
Plaza del Monte Style
Saturday, October 18, 1986

Lounge — 15-minute SLIDE PRESENTATION "THIS IS PLAZA DEL MONTE"
3:15 p.m. 4:15 p.m. 4:35 p.m.

Snack Bar — ARTS AND CRAFTS SHOW — 3-5 p.m.

Library Area — BOOK DISPLAY — 3-5 p.m.

Patio — REFRESHMENTS — 3-5 p.m.

South Portal — PROGRAM

3:00 p.m. Violin Solo "Silver Threads Among the Gold"
Buckley Rude
Eleanor Spining, Accompanist

Indian Flute Solo "Water of Life" Dakota Air
Philip Wagner

Presentation
Sidney Byrd

Vocal Solo "The Lord's Prayer"
Helen Medina
Ethel Trimmer, Interpretation
Roberta Ritchie, Accompanist

3:20 p.m. Spanish Dancing
Ballet Folklorico
with Cecilia Aranda, President

3:40 p.m. Red Hot Chiles
Jere Corlett, Director

4:15 p.m. Spanish Dancing
Ballet Folklorico

4:35 p.m. Violin Solo
Rude, Spining

Indian Flute Solo
Wagner

Vocal Solo
Medina, Trimmer, Ritchie

November 13, 1988
25th Sunday after Pentecost
MISSION PARTNERSHIP IN THE SOUTHWEST



PLAZA DEL MONTE
SANTA FE, NEW MEXICO

Plaza del Monte has been a home for retired missionaries, fraternal workers, ministers and commissioned church workers of the Presbyterian Church (USA), their spouses or surviving spouses, who served the church for at least 20 years. It was opened by the Board of Pensions on November 16, 1961. In June, 1988, the General Assembly approved plans of the Board of Pensions to close the facility.

Consequently, those persons who formerly lived in La Casa Grande--Plaza del Monte's congregate living residence--have already moved to other housing. those persons living in the 42 independent living residences, however, remain in their homes and apartments at this time.

It is the hope of the Board of Pensions that some Presbyterian entity, or other institution, will be able to purchase the property and continue the same kind of program that now exists. Jack LeVan chairs a committee of interested persons from First Church, Santa Fe, who seek ways to enable the facility to continue.

In the meantime, the remaining residents continue to participate in the life and work of local churches and community. Some of them remain in demand as interim pastors across the country.

Gaylan and Leona Friezenborg serve as the resident managers.

****
Lectionary Readings: Daniel 7:9-14; Psalm 145:8-13
Hebrews 10:11-18; Mark 13:24-32
****

+ +

BULLETIN INSERTS PREPARED BY
STEWARDSHIP & COMMUNICATION DEVELOPMENT

LA CASA GRANDE. . .

A congregate living residence for 35 men and women. Meals are served in an attractive dining room. There is limited housekeeping service. Lounges, a Library and a Snack Bar are provided for the use of residents. Each room is provided with a telephone jack and is connected to a master television antenna. Rooms are furnished, but residents may bring their own furniture. Couples are provided with a living room and bedroom unit, singles have one comfortable room. A limited number of carports are available.

Mena



LAS PLACITAS. . .

9 one bedroom apartments
10 two bedroom apartments
22 two bedroom cottages

Each is provided with an individual gas furnace, water heater, stove, refrigerator, washer and dryer. Most have fireplaces and carports. Some

Plaza del Monte's dedicated and efficient Staff of over 20 persons, who serve in food service, housekeeping, building maintenance and grounds keeping, is under the direction of the Resident Managers.

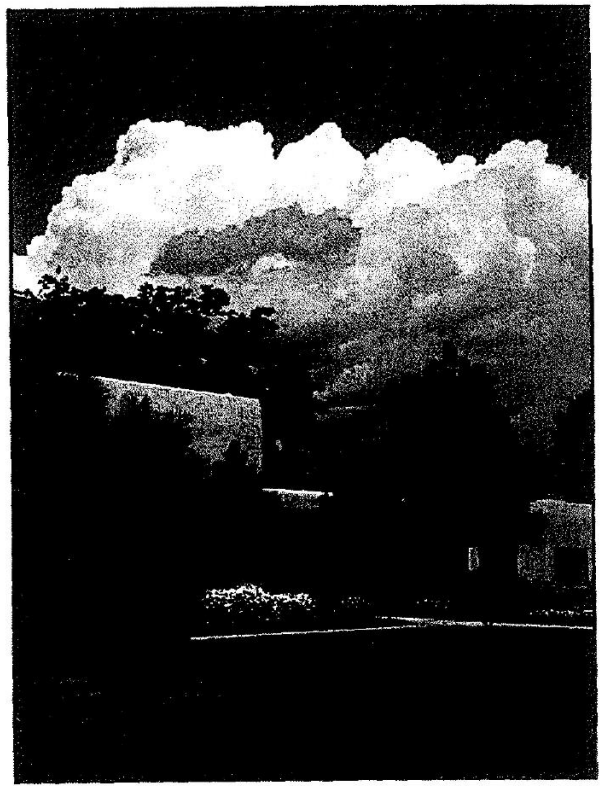
ELIGIBILITY. . .

Retired ministers, missionaries (Fraternal Workers, Overseas Associates, or International Subsistence Service Appointees), and commissioned church workers of the Presbyterian Church (U.S.A.), and their spouses (or surviving spouses), are eligible to register for housing under the Homes Program. Registrants must have attained age 65 and served the Church for at least 20 years by the time housing is required. Exceptions to the age and service requirements may be made in case of special need if housing space is available.

FOR INFORMATION, please write:
The Homes Administrator
The Board of Pensions
1834 Arch Street
Philadelphia, PA 19103

417 Paseo de Peralta
(at its intersection with Old Taos Highway)
P.O. Box 1888
Santa Fe, New Mexico 87504-1888
Telephone: (505) 982-8539

PLAZA DEL MONTE



A Lively Retirement Community

owned and operated by

THE BOARD OF PENSIONS

of the

Presbyterian Church (U.S.A.)

Plaza del Monte (Square of the Mountain) is unsurpassed as a place for active retirement living! Opened by the Board of Pensions in 1961 on the site of the historic Allison-James Mission School, Plaza del Monte for over 25 years has offered its residents the unique advantages of the cultural opportunities of a major metropolitan center in a small city of 55,000 - the oldest capital city in the United States! Three million tourists visit Santa Fe, New Mexico each year. When you retire in Plaza del Monte, "the city different" is your home!

The retirement complex is bounded on the north by the city's newest recreation park with jogging path, indoor swimming pool, tennis courts, weight room, etc., etc.

...on the west by the Old Taos Highway leading to the Santa Fe Opera and many Indian Pueblos.

...on the south, just two blocks to the historic Plaza which marked the end of the Santa Fe Trail.

Memorial Documents 060074



...on the east by the Sangre de Cristo mountains, with Hyde State Park, a forested place for picnicking, camping, hiking, skiing just a dozen miles away.

St. Vincent Hospital, offering all the services of a modern acute care hospital, is within a ten minute drive of Plaza del Monte.

La Residencia, just six blocks away, is a 135-bed intermediate care facility operated by Presbyterian Medical Services. The Board of Pensions has entered into a contract with PMS for a priority use of eight beds on an "as available" basis, thus offering a continuum of care from independent living to nursing care in Santa Fe. Casa Real and Four Seasons are skilled care nursing facilities located just ten minutes from Plaza del Monte.

Two Presbyterian Churches are conveniently located, as are shopping centers and other needed facilities.

Santa Fe has an unusual public transit system - a subsidized taxi service so residents may remain independent even though they no longer drive their own cars. Plaza del Monte's two modern air-conditioned vans, with Staff drivers, provide transportation to medical appointments as needed, to shopping twice weekly, to Church activities - and - to places and events of interest in Santa Fe, Albuquerque and the surrounding area. A weekly newsletter, the *Calendario*, keeps the Plaza del Monte residents informed about all the planned parties, activities and outings



Plaza del Monte includes Las Placitas, 41 individual one and two bedroom homes; and, La Casa Grande, a congregate living facility for 35 residents. The architecture reflects the Spanish tradition in an old Pueblo adobe style, well suited to the arid Southwest. Air conditioning is not needed in the mild mountain climate. At 7,000 feet elevation, days are rarely uncomfortably warm and nights are always cool; mild winters bring overnight snows gone by midday. Plaza del Monte is a lively community, offering a unique life style tailor-made by you!





Pension Supplement – A Gift of Hope for Retired Church Workers

Lulu Ruth Floyd served the church for many years, working with Native Americans and Chicanos during those rugged years of the denomination's ministry. When she retired from her fulltime work in the 1940s, she received $36 pension a month for all her living expenses. Where was she to go? Compassionate friends, faith and volunteer work kept her going, but little by little, her eyes and ears began to fail her.

At that time, Plaza Del Monte was a girls' high school called Allison James. But the Presbyterian Board of Pensions was then developing an assistance program that would supplement Lulu's meager income. The school eventually became a retirement home where Lulu could afford to live. There she paid $100 a month for room and board, and through the assistance program, had some left over to meet other expenses. She was content and spent her remaining years at Plaza Del Monte, dying there recently at 92 years of age. This is the kind of work the church can do for its retired servants, giving help and hope and comfort to those who gave their very best to the child in the manger.

Using funds contributed to the 1973 and 1974 Christmas Offerings, the Board of Pensions is now able to supplement the retirement incomes of 1,000 former church workers. Today, as a result of the continually rising cost of living, there is an urgent need to increase the modest incomes of these 1,000 beneficiaries and bring into the program an additional 300 persons whose current retirement incomes are clearly inadequate.

With your support this goal is attainable. Give a gift of hope to retired church workers. Contribute sacrificially to the 1975 Christmas Offering.

HAVE YOU NOTICED:

how much there is to look at in a single tree? Some day when you're wondering what to do, ask yourself, "If I were an artist, how would I draw that tree outside my window?"

The question will make you look at the trunk, its thickness and color and texture; and whether it goes straight to the treetop or divides and spreads itself. You'll see how the branches grow out of the trunk: straight or curving, drooping or rising, opposite or alternate. You may try to name the shape of the whole. Is it like a ball? a tower? a carelessly-bunched bouquet?

Then curiosity about your tree may lead you to study and wonder at a single leaf or just one needle. You may look back for the colors and shades in the whole tree. Even in midsummer you'll find gray or brown or gold amid the green. You will notice that some greens turn black in the shade, and that the shadow of the tree has its own shape and color.

The next time you look, you may say with a shock of pleasure, "That's my tree." And each time, because of season or cloud or time of day, you may find a different picture.

RUTH C. THOMSON

Wednesday Morning Devotionals September 8, 1970 - January 12, 1972

Sept. 8	- Mrs. Lenore Tucker: Who are the poor in spirit?	Matt. 5:3
Sept. 15	- Rev. and Mrs. Peterson: Who are the triumphant mourners?	Matt. 5:4
Sept. 22	- Rev. and Mrs. D. Thomas: Who are the gentle in spirit?	Matt. 5:5
Sept. 29	- Rev. and Mrs. John Currie: What is spiritual hunger?	Matt. 5:6
Oct. 6	- Rev. and Mrs. Burney Shell: What is the quality of mercy?	Matt 5:7
Oct. 13	- Rev. and Mrs. W. Almy: Who are the pure in heart?	Matt. 5:8
Oct. 20	- Rev. and Mrs. O. Sellers: Who are the peacemakers?	Matt. 5:9
Oct. 27	- Rev. D. N. Shotwell: Who suffers persecution in the cause of righteousness:	Matt. 5:10
Nov. 3	- Miss Dorothy Fritz: Who are the savory disciples?	Matt. 5:13
Nov. 10	- Rev. and Mrs. Price: The lightbearers' privilege	Matt. 5:14-16
Nov. 17	- Rev. and Mrs. G. Boyd: What is the basis of social security?	Matt. 6:33
Nov. 24	- Rev. and Mrs. G. Bremicker: What is the basis of Christian reciprocity?	Matt. 7:12
Dec. 1	- Rev. Ward Boyd: Christ is the answer to understanding God's greatness	Heb. 1:1-2
Dec. 8	- Mr. and Mrs. A. Brooks: Christ is the answer to understanding God's love.	1 John 4:9
Dec. 15	- Rev. and Mrs. Hoytt Boles: Christ is the answer to God's plan of redemption	
Dec. 22	- Rev. and Mrs. C. Whittier: Christ is the answer understanding man's reconciliation to God	II Cor. 5:19
Dec. 29	- Rev. and Mrs. R. Boshen: The Challenge of the New Year	Deut. 11:12
Jan. 5	The Word is 'Forward'	
Jan. 12	Summary	

OF ART AND ARTISTS IN OUR AREA

"Art builds bridges between past, present and future."
(Walter Nathan in Art and the Message of the Church.)

Santa Fe is the acknowledged Art Center of the Southwest. How fortunate we are to live within walking distance of several fine galleries and museums. Your art reporters plan to keep you informed about important exhibitions, outstanding works of art, and the artists who create them. If there is enough interest, conducted tours to galleries museums or private studios can be arranged.

If you have not seen the current exhibition at the Fine Arts Museum, plan to do so before September 12 when the museum closes until September 19 in preparation for six new exhibits. The present show of paintings by Peter Hurd, portraying scenes typical of each month in the year are of special interest to New Mexicans. This artist is particularly skillful in the use of light, shade and color to depict the eerie light of a rain or dust storm, the warm glow of a camp fire, or the glaring spot lights of a Rodeo at night. Many of his preliminary sketches are also on view. It is interesting to note how he has translated the studies in black and white into finished paintings in egg tempera color.

RUTH ALMY

OPERA, ANYONE?

The fifteenth year of the Santa Fe Opera was a gala season. Six operas (25 performances) were presented with something for everyone. If you prefer the old stand-bys The Magic Flute and The Marriage of Figaro offered beautiful staging, gorgeous costumes and glorious music. If humor "is your dish" The Dutchess of Gerolstein was a spoof in the grand manner. This year marked the first Wagnerian production here - The Flying Dutchman. The world premiere of Yerma with both composer and lead soloist from Brazil, brought raves from critics from coast to coast. To round out the list there was Don Carlo with Verdi's matchless music. If you were not one of the 36,000 in attandance at a performance - you should vow now to remedy that in 1972. The building itself is worth the price of admission. The orchestra is "tops". The stage sets and costumes are outstanding. These young soloists are also actors! If for no other reason, you should go because it is a bargain. The seats that sell for $5.50 in Santa Fe, would be $15.00 at the Met in New York.

NEVA PALMETER

¡ EL CALENDARIO DE PLAZA DEL MONTE !

For the week of: August 28, 1983

WORK CONTINUES ON WASHINGTON ST.

Contractors are installing a man hole for PNM just each of Bill McClain's house to provide for the future relocation of underground electrical service. Two more sewer lines will be laid up Washington, one to connect to the drain by our sidewalk. Washington Street will remained closed for some time.

Paving of the Artist Road extension was to begin Thursday, but was postponed because of the rain.

Landscaping plans for the area call for the installation of benches east of our entrance, with Honeylocusts and Rocky Mountain junipers to be planted along the north side of our fence.

More confusion than usual will accompany the annual burning of Zozobra, Old Man Gloom, on Friday, September 9 as Washington St. will probably still be closed. We will have guards at our entrances as usual that night.

While construction continues, many people are using our street, so exercise caution!

NEW RESIDENTS EXPECTED THIS FALL

The Rev. & Mrs. I.O. Woodall of Dallas, Texas, will move into La Casa Grande on September 5th.

The refurbishing of 125 Camino Santiago, #4, is underway, with Dr. and Mrs. William Morrison of Cape Cod, Massachusetts expected to move into their apartment the end of September.

On October 1st, the Rev. & Mrs. Forrest Smithson of Cascade, Iowa, will move into 117 Camino Santiago.

LABOR DAY AT LA CASA

Placitas folk have been invited to La Casa on Labor Day for supper at 5:30 p.m. Each household will be called and asked to bring a dish for the meal - which features barbequed chicken.

Margaret Franke, an elder commissioner to the Atlanta Assembly, is expected to bring a report on Presbyterian reunion.

BRIEFLY NOTED: GLEN HARRIS is expected home today (Friday). ADA ESQUIBEL had eye surgery Wednesday at Presbyterian Hospital, and is expected home this week. Let us keep both in our prayers....JOHN BATHGATE brought our repaired copier home from Albuquerque. Thanks!....JOHN SANDOVAL and crew installed a new bench near the Hall Memorial.....A former worker at Embudo Hospital, LUPE BUSCHESER (nee Collaso) is now the ~~Executive~~ Ass't at La Residencia.....Celebrating August birthdays Sunday at La Casa were: RUTH ALMY, LILLIAN VOPAT, RUTH DEAN, DICK TRACEY, and MINNIE COOK (guest)....Precipitation thru Thursday morning totalled .52" - more or less!....the Rev. TAYLOR McCONNELL will lead our first fall worship: 10:55 a.m., Wednesday, September 7th!.....

Waltrine Harris has written

"A Prayer for

CHANGING TIMES"

which seems appropriate as we look forward to the Olympic Games in Los Angeles.

Our Father-Help us to feel the fresh breeze blowing in our time. Help us to open the windows of our minds that we may be invigorated by it. Let us breathe deeply of the winds of change, even as we support our feet upon the solid base of our past traditions.

Mold us into spiritual gymnasts, that we may survive the rigors of strenuous competition.

Help us to meet our future with a full recognition of inevitable change. Grant us the supple courage this demands.

Help us to approach our hurdles with confidence, but to alter our course gracefully when disaster is imminent.

Let us never consider a race we have won as enduring proof of our superiority nor allow us to feel that a momentary defeat removes us forever from the running.

Grant us the ability to recognize and admire the fine qualities possessed by others without feeling the necessity of adopting their style. But never permit us the rigidity of complacency. May we remember the importance of endeavoring to improve our own techniques, borrowing, where desirable, the ideas of others, so that we may remain fluid in form and adaptable to the course.

Help us to live so that whether we win the gold medal of our dreams or come in far down the list, we shall not have lost our zest for the contest.

These things we ask, Our Father, in humility and appreciation, with a desire to perform always in the finest possible manner in Thy name. Amen.

Model Housing Area Planned By Board

An official of the United Presbyterian Church, U.S.A., announced today that the Allison-James School campus here will be used as the site of a retirement housing center for ministers and missionaries.

Rev. Kenneth M. Keeler, Executive of the Synod of New Mexico of the Presbyterian Church, said that Santa Fe architect Philippe Register has been retained to plan the development as a "model retirement housing project." The site adjoins Federal Place. Rev. Keeler said that the Board of Pensions of the Presbyterian Church has purchased the site from the Board of Missions which for the past 92 years has operated the Allison-James School to provide a Christian education for children of Northern New Mexico.

"The property which has housed the junior high boarding school for many years will continue its larger service to the people of the church and to this community," Rev. Keeler said.

The school was closed this spring. Church officials pointed out that improved public education facilities throughout Northern New Mexico had reduced the need for such a facility.

31



Plaza del Monte, FEDERAL PLACE, SANTA FE, NEW MEXICO, 87501
PRESBYTERIAN RETIREMENT HOME
PHONE 982-8539, P.O. BOX 1888
DR. AND MRS. SHELDON O. PRICE
SUPERINTENDENTS

Heading Homes

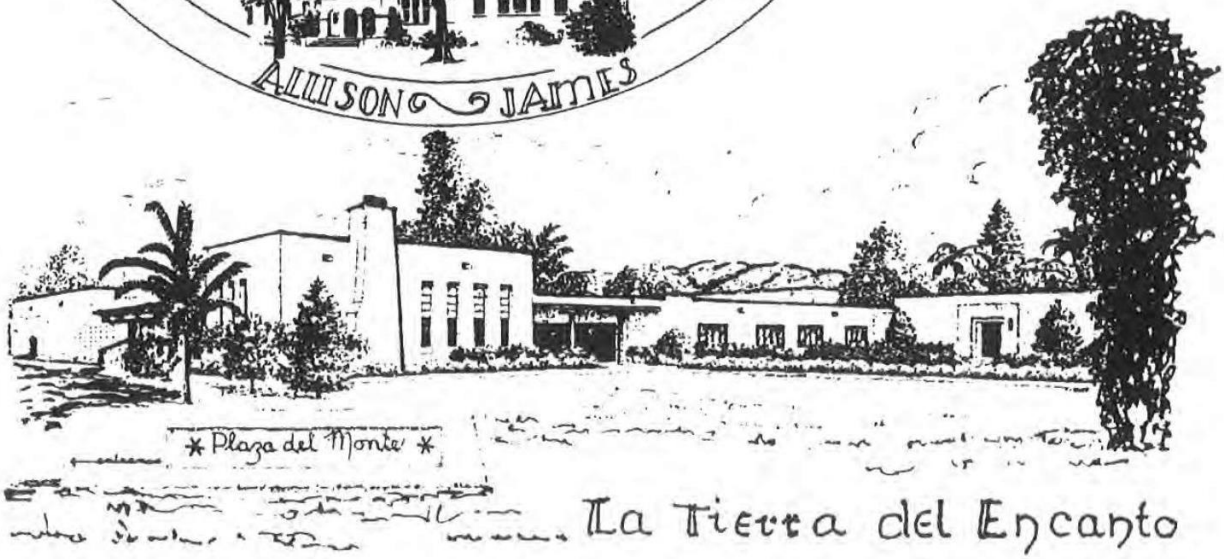
Plaza del Monte, a Presbyterian Retirement Home, owned and operated by The Board of Pensions, is located in Santa Fe, New Mexico. Those eligible for use of Board-owned facilities are ministers and missionaries of the United Presbyterian Church, U.S.A., their wives or widows and Commissioned Church Workers who have served the church usually for twenty years or more and have attained 65 years of age. Space being available, in special situations exceptions are made to the age and service requirements. Plaza del Monte accommodates 54 residents in the Congregate living facility. In addition there are 21 two-bedroom houses, 12 one-bedroom apartments and five two-bedroom apartments. The facilities were built on the land formerly occupied by the Allison-James School. Plaza del Monte was dedicated November 16, 1961.

Plaza del Monte Spectrum

news & views

1983
Volume XII NO 3





La Tierra del Encanto

PLAZA del MONTE

Jim and Ione Egly - Administrators

PLAZA del MONTE SPECTRUM

Published four times a year by the residents of Plaza del Monte Retirement Center, a facility of the Board of Pensions of the Presbyterian Church U.S.A.

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Santa Fe, N.M. 87501

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Headings/Art/Photography	Margret Austin

SPECTRUM ED'S CORNER: -

This issue has been an enjoyable effort, if a bit complicated and slowed by an idiosyncratic reaction to some drugs - now hopefully resolved. It would not have been possible without the help of a number of people. Menaul School and the Menaul Historical Society were most gracious and helpful in their accommodations and the access to their records. And I owe special kudos to two people there: Carolyn Atkins and Dottie Stevenson. Without the special help of my wife, Margret, and the assistance of Henry T. Lowe and Henry Haupt this issue may have been crippled. Muchas Gracias.

The time has come for a change in policy. The cost of everything about publication continues to rise, and our subscription price has remained pre-inflation. The kind assistance of friends who have borne more than their share of the costs has been appreciated, but has become insufficient to meet our bills. A simple and logical solution has been decided upon: we will make the subscription cost what it purports to be - subscription. Until now the policy has been to make the paper available to all residents of la Plaza,whether they were paid up or not. No longer! Next issue will be printed in quantities to give every subscriber a copy, with enough extra copies to accommodate any who would like to purchase a single copy - at cost. If your subscription is paid through 1983 you will receive a copy of the Christmas issue (which will be published not on Dec. 1st, this year, but nearer to Christmas.) If you want to check on your status, Henry T. Lowe has the records, and will be glad to tell you whether you need to renew your subscription before then. If you want to buy single copies instead of paying for the whole year, each will be $1.00

And so, as a famous essayist said,to bed. Nos veremos mas tarde.



Before Plaza del Monte



1866—9

The history of Presbyterian work in Santa Fe goes back to the first continuing Protestant missionary work in this area, in November, 1866. The Baptists had tried to establish a mission in 1849, and the Presbyterians in 1850, but neither was permanent. The first Presbyterian missionary became interested in the Union cause and left the ministry to found the SANTA FE GAZETTE.

In response to a need felt by the Board of Domestic Missions of the Presbyterian Church, the Rev. David McFarland was sent to "the morally dark and destitute regions" of the Territory of New Mexico. In 1866 he arrived in Santa Fe, a town of adobe houses, with muddy or dusty streets, hoping to establish a work "to overcome disease, infant mortality, ignorance, superstition, and poverty - and to transform lives with joy, hope, and faith which only Christ can give." It was reported: "there has been instilled into these people deceit and untruthfulness for generations and generations. That is why we are here."

The first motive had been to distribute the Scriptures but McFarland saw a chance to gain influence over young minds, and finally to reach the adult population by establishing missionary forces to occupy the whole territory in connection with a school in Santa Fe. He began an amazingly successful program - which had developed 40 stations before its end.

Mr. McFarland immediately began a church - which first met in the Senate Chambers of The Governor's Palace, and a school which met in a two room adobe house on Palace Avenue, one room of which served as living quarters. Over 40 persons were present at the first service; and the school which later became the Allison School, began with 30 pupils, 10 or 14 of whom boarded regularly at his home.

When time came for the organizational meeting of the new church, it was held in the parlor of Governor Robert Mitchell because the janitor of the Senate Chamber had failed to lay a fire and had disappeared with the key.

Within a year the school had grown too much for Mr. McFarland to handle. Mrs. Alexander, wife of the Colonel at the Fort, enlisted help of folks in her home church, and the Auburn N.Y. Bible Society raised $500 to support a teacher in Santa Fe; and Charity Ann Gaston of Knoxville Illinois (later the wife of John Menaul) became the teacher.

The school grew, and expansion became necessary. In 1869 a two room adobe, built by the Baptists in 1849 and abandoned, was brought and refitted as a church and school. Its condition can be seen in the picture above: the roof leaked; sand, rain, and snow blew in; and when the wind shifted the stoves smoked so badly they could not be used. There were no lamps, kerosene costing $5.00 a gallon, and candles could only "make the darkness visible." But the school met a need and soon was known across the country and even in old Mexico.

Everything was not always rosy. Archbishop Lamy was opposed and threatened excommunication for any who sent their children to school in a building used as a Protestant church. Attendance dropped from 40 to 12, but some of the pupils came back, and others soon filled the gap. At one point relations were so unfriendly that the newspaper reported: "a guard of soldiers had to be promised to escort Santa Fe Presbyterians to church."

In 1870 Sheldon Jackson described his arrival, by a six-mule team at a gallop, in "Strange Santa Fe" - as rolling "past low hovels, dirty children, and barking dogs of the poor." He sent word to the church at large that "the leaven is working, and from all parts of the territory...letters are received asking for admission for their children, but there is no room for them. The blessing has come. In answer to the prayers of the church, an opening has been made." Not surprisingly, his report was accompanied by a plea for help to buy "a large suitable building" being sold for taxes. "The King's business requires haste," he wrote. "Who will feel? Who will pray and give?"



1881 1903

It was in 1881 that Matilda Allison came to take charge of the growing school. She had been a missionary in Mexico, and claimed to have held the first prayer meeting to be held west of the Missouri border - in Santa Fe in 1848, when she was visiting here.

When she came the school had 23 pupils - 7 Spanish-speaking, 6 black, and 10 Anglos. Another old adobe was acquired, with 11 rooms, badly in need of repairs. And there was constant growth during Miss Allison's leadership which was to last for 23 years. There was no charge for tuition, and books were free to those whose parents could not pay for them. But from the beginning parents were encouraged to pay what they were able. Some of the contributions in lieu of tuition seem strange in modern times. In 1895 such payments included: "8 strings of chili, 1 sack of cornmeal, 1 sack of onions, $15 worth of wool, beans and chile, 1 Navajo blanket, 5 chickens, 3 strings of chili, 1 box of grapes, and 2 dozen eggs."

It would be unwise in such a history as this to cover all of the changes and additions, but among the highlights which should be noticed is the establishment of the Boarding department

(continued next page)

Menaul Documents 000083

in 1884. "The fame of the school was spreading all over New Mexico, Colorado, Arizona, as well as old Mexico. People came from all directions offering produce, livestock, and wood, and such, so their children could be there. So great was the response from people that it was decided by the Board to make this a boarding school for girls."

On her retirement in 1903, Miss Allison was commended by the First Presbyterian Church for her contribution to the school's growth and for the extension of "her influence so widely through New Mexico in brightening the home life and developing Christian character." And it was decreed that hereafter, "this school which had been known as the Presbyterian Boarding and Industrial School for Girls will hereafter be called the Allison School."

The work of the school was praised throughout the Territory. A former School Superintendent, A Roman Catholic and a Mexican, wrote that "This school did more for New Mexico than any other institution in the Territory."

With this evidence of success it is no great wonder that the Board of Home Missions envisioned a similar institution for boys, and appropriated $50,000 for that purpose.

Nor was the city blind to the value of the Presbyterian school in its midst. When it seemed likely that the boy's school would go to Albuquerque where the Board owned land, the city Fathers told the Board that because of their appreciation "the site shall be yours without cost, donated by the citizens of Santa Fe."

Governor Prince argued for the Santa Fe location, publishing his argument in the newspaper: "To plant such an institution in a place where the example before the eyes of the pupils is continually bad, where Sunday is never observed, where saloons and gambling houses and places of worse repute are most conspicuous features, would seem to me to do harm rather than good." The people of Santa Fe got busy and secured land for the school. The NEW MEXICAN started a subscription to raise $1,000 - and was successful in one day.

Years later when ground was broken for a new building for Plaza del Monte on the ground once occupied by the school for boys, two large brick pits of unknown origin were uncovered. It turned out that they had been part of the Santa Fe Gas Company which had once occupied the land contributed for the school. Mrs. Bernadito Atencio (then Roybal), widow of the man who was minister of the Embudo church for over 20 years, remembers when one of those pits was used for feeding pigs, and recalls when she was a student - and tried to ride the pigs.



1908 1912

The building, begun in 1905, was opened in 1908, and the school was named for Mary, (Mrs. D.R.) James, a gifted and consecrated leader in mission work developments, and first president of the Woman's Board of Home Missions. One of the buildings, and one of the horses at the Allison school, were named for her, as well as the new school.

The new building served as dormitory for 37 boys, with dining room, kitchen, and rooms for the superintendent and his family. For classes the boys joined the girls at the little brick school house near the Allison Building.

After 5 years the coeducational work, begun with hope that coeducation might solve the problem of establishing future Protestant homes among Mexicans, had not fulfilled the hope, and it was decided to concentrate work for boys at Menaul, making the Allison-James school a girls' school.

Changes came fast during the next few years. In 1919 the primary grades and High School were dropped. In 1924, under the leadership of Ruth Barber, the school became an accredited 4-year High School. In 1927 the property on Grant street was offered for sale, with a decision to build up the campus at Mary-James, north of Federal Place. A new dorm in 1930 brought all the students to one campus. In 1934 it was decided to make Allison-James coeducational. Menaul became a Senior High School and Allison-James a Junior High Boarding School, with grades 7-9.

The curriculum and program which made the school so outstanding varied over the years with these changes in the make-up of the student body, but this description of the program from a report in 1934-35 will help to understand the nature of the school's influence: "A very real effort was made to so work out the curriculum to meet the needs of the pupils and at the same time prepare them for a more abundant life in their home communities. It covered weaving, - starting with raw wool and completing blankets, - woodwork for the 7th and 8th grade boys, especially helping them to make things from rough lumber and things which could be used in their homes, - home economics for the girls of the 7th and 8th grades, Bible for all group and other regular academic subjects. The boys were given a period from school hours to iron their own shirts. The girls did all of their own washing and ironing under supervision of the laundry supervisor. Of course, as has always been the case, the students did all of the work about the buildings and campus under supervision of laundry, kitchen, dormitory, and grounds supervisors."

During the season the boys had basketball. Having no gym, they used the public high school gym 3 hours a week. The boys had very little practice, but won a few games played with other high school teams.

Throughout the history of the school development of character was emphasized and was regarded as the chief function of housemothers. Regular Christian training included daily chapel and Bible study for all people, Christian Endeavor and

(continued next page

other clubs at times, and organized Sunday School. In addition other programs were added from time to time - such as Daily Vacation Bible School on campus for town children. Special events were planned, such as Christmas programs which were presented at the school and frequently carried back to home communities to be presented in local churches.

Although World War II was hard on the school and some of the boys were allowed to stay home and help with the farm work, the influence of the school continued to grow. In 1952 the principal reported "an institution of 4 large, well-constructed and - equipped buildings and 4 modern staff cottages," and "nineteen staff members, an overflow enrollment, and an alumni group of outstanding Christian leaders throughout the State of New Mexico." Today those alumni are still respected community leaders, and one easily uncovers a feeling of regret that the Board ever decided to close Allison-James.

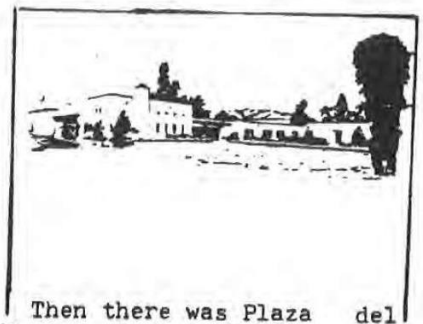
Martha Smith, who lived at Plaza del Monte after the closing of the school, wrote about the purpose of Allison: "to provide an education for the Spanish-speaking youngsters in the isolated villages of Northern New Mexico who would have no education were it not for Allison-James and Menaul schools."

But by 1958 the Board had recognized that the improved quality of public education had profoundly affected that purpose. Staff members at the school asked: "How can we justify our existence when we no longer function with the above-stated purpose?" So it was that, although in 1953 it could be written that this was "the equal of any school in town," and "audio-visual aids comparable to those of any school in the nation," it was decided in 1959 to add a 9th grade at Menaul, and to move all Allison-James students there, thus terminating the work in Santa Fe. "With the improvement of public education, the Board now believes it desirable for the young children to stay at home and attend schools nearby."

Thus ended an illustrious chapter in the history of the Presbyterian church, a change much lamented by many then and now. It is fitting on Presbyterian Heritage Day to dedicate Allison-James School as an historical site on the American Presbyterian/Reformed Sites Registry, the event marked with a plaque on the Plaza del Monte building, successor on the site. This is a better tribute than was anticipated in 1965 by Fr. Stanley who wrote in CUIDAD-SANTA FE: "One thing was certain. There will be no homecomings, only memories and even these will fade with the landmark because progress is man's best friend."

With the closing of the school the buildings were taken over temporarily by the State Historical Library; the NEW MEXICAN reported with a hopeful note that apartments would soon be springing up on the property; but any confusion was soon dispelled. In 1960 The Board of Pensions of the Presbyterian Church U.S.A. bought the property, with the exception of the James dormitory (razed) and the Allison dormitory (still standing), sold to the Masonic Lodge. It was reported in the press that the campus "will be used as the site of a retirement housing center, (billed as a model retirement housing project) for ministers and missionaries." And thus was launched a new chapter which we hope will be as illustrious in its way as the celebrated one.

- Orval Austin



Then there was Plaza del Monte, which many of la gente de la Plaza feel has indeed fulfilled the hope for a model community.

It has been of interest to ye Ed to note the interest and joy in the variety and scope of fellowship presented by our constituency, and by the flavor and enchantment of the lovely city of which we are an enclave. All these reactions and many more can be read in the files of THE SPECTRUM of Plaza del Monte which began as "A Journal of News and Views", published by the Presbyterian Retirement Center, Santa Fe.

The structure of the paper has changed over the years. The first issue in ye Ed's files, Oct., 1971, was dominated by religious expression, but a variety of items dealing with interests which became standard fare in later issues were initiated. In early copies are: "Beginnings of the Christian Life," "The Church as Organization," "As We Knew the Land pf Eternal Springtime," amd "Fall."

In succeeding issues there were continuing columns dealing with interests of the family: "News of Plaza Residents," including such as - "Highlights of our Recent Trip;" "On Art and Arts in our Area;" profiles of new residents, news about staff people who keep us cozy; and a schedule of devotional speakers.

With many of these subjects being well covered in a weekly Calendaria, the SPECTRUM has tended to become a theme-centered place for residents to share their ideas with their conorts.

It is a pleasure to devote this issue to a commemoration of the magnificent work done by the school which began a noble task 90 years ago and occupied these hallowed grounds during its later years; and to include one of our regular features: profiles of our newest residents.

A glimpse into the near future reveals that it's time to think of contributing to the Christmas issue. Could it be that it's time for a look at our world in relation to the coming of the Prince of Peace? At a time when they cry "Peace, peace, but there is no peace," Ye Ed would like to have the benefit of the opinions of our Christian hearts and souls, to share views of Christ Now. Could it be that we should not limit it to one theme? If you have some other point you'd like to make at this season, write it. Ye Ed will rejoice in any thing you feel would grace the season.

Newcomers



Paul and Shirley Olmstead, (shown in their garden with one of his creations between them) came to live at 105 Camino Matias upon retirement after 28 years' teaching at Wasatch Academy. They taught a variety of subjects there - he mostly woodworking, but a number of other things such as lapidary which Shirley took over after studying under him.

At times Shirley taught all the Arts, and she cites as examples: painting, weaving, ceramics, basketry, jewelry, tie-dyeing, wire sculpture, and whatever.

Paul, whose great-great-uncle was Frederick Law Olmstead, who designed major parks including Central Park in N.Y. City, was reared in State College Pa., where his father was Y.M.C.A. Secretary until fired for speaking out against the war as head of a War Resisters' Group.

Shirley was born and grew up in Cincinnati, Ohio. Both attended Columbia U., where they met as graduate students. They were married in Orlando, Florida during a 4½ stint Paul served with the Civilian Public Service Group as a conscientious objector. The American Friends Committee gave him food, housing, and 10¢ a day spending money; and wives were allowed to stay in camp with their husbands. Shirl worked in a department store in Orlando.

After the war they went to Alpine, Tenn., hired by the Board of National Missions to establish woodworking and pottery industries which were turned over to locals but did not long survive on their own.

While in Alpine the couple adopted a son who now lives in Denver with his wife and 2 children. He works for the Social Security Administration and she for IRS.

While at Alpine Paul answered an ad for a teacher of Wood Shop at Wasatch Academy, Mt. Pleasant, Utah. With a wife who had never been west of the Mississippi he headed west. There had never been an art teacher at Wasatch, and Shirley opened an art department which became a well-developed facility - starting with 2 brushes as total equipment.

The Olmsteads expect to pursue several hobbies here. He has orders for 3 large wooden bird sculptures and plans to resume oil painting. She does water color. They are gardeners, and love skiing together in winter, both down hill and cross country.



In July, 1977, Roberta Ritchie retired. After some traveling and a term as a V.I.M. she came to Plaza del Monte where she settled in the Casa Grande and worked as Assistant Administrator. Now she has retired a second time and moved to 112 Santiago.

She enjoys retirement, which includes cooking for a change and digging weeds out of her lawn. Retirement for her does not mean fading into the scenery in a rocking chair. She expects to continue to direct the local choral group and may continue some activity with a children's choir at First Pres. She is singing in the chancel choir at the church, and is the accompanist for an instrumental group which will perform at our November Sunday evening at la Plaza del Monte. And in addition she has taken on other responsibilities: She will be the Music Chairman for AARP, and Corresponding Secretary for the Woman's Association of the First Church, and a Board member for Church Women United.

On Sept. 5, 1983, "I.O." and Marie Woodall became residents of la Casa Grande, after living in Dallas, Tx. for nearly 15 years following his retirement on Feb. 1, 1969.

The Woodalls are parents of one son, Sherrill, who was born in Hillsboro, Tx., on July 9, 1925. Both Sherrill and "I.O." served in the armed forces, Sherrill in the Marines and his dad in the Navy where he served as Chaplain for some four years. He writes: "After Chaplain School in Norfolk, Va., I was ordered to the Treasure Island Naval Base at San Francisco, with responsibility for about 14,000 men."

"In 1943 I was assigned to the crew of the U.S.S. Oakland. I gave the commissioning prayer for the Oakland, and I remained aboard until Jan. '45. After that date I was transferred to the Naval Air Station in Corpus Christi, where I served until separated from Naval duty in Nov., '43"

Isidore Ormond Woodall was born on Feb. 1, '04 in his mother's home (where she, too, had been born) in Hillsboro, Tx. After graduation from Hillsboro Hi, he worked for a year, then attended Texas A & M

Marie Davis, who was born in Itasca, Tx., eventually met "I.O.", and they were married on April 16, 1924. Marie has had a very active life as the



(continued next page)

wife of a clergyman who has served many churches during their life together.

After graduation from Trinity University in Waxahachie, Tx., "I.O." went to the Louisville Presbyterian Seminary earning B.D. and Th M. degrees in '32. Following ordination in 1931, by the New Albany (Ind.)Presbytery, he began his ministerial career in Sunray, Tx, where he served the National Mission Community Church. In the following years he served in churches in Lewisville, Fort Worth, Dallas, and Garland in Texas, and in Clairsville, O. In 1960 he was the organizing pastor of a new church in SW Amarillo, Tx., until honorably retired by the Plains Presbytery on Feb. 1, 1969.

Henry T. Lowe



Bill and Ruth Morrison

(as we of Plaza del Monte do with all new residents,) we welcome with open hearts and arms. The work of the Morrisons in the church may be refreshed in memory by a look at "Who's Who in America" for any year from about 1959 to 1979, during which period Bill was General Secretary of the Board of Christian Education.

Bill is the child of native Scots. His father, a baker, was a member of the Church of Scotland, and his mother a member of the Free Church -- which could have been a source of potential conflict. It was, however a loving and happy home here in America where they grew up in the Free Church. Ruth also was in the Free Church, and she and Bill became acquainted in church affairs. They began "going together" at Junior College in Northern New York state.

After College Ruth spent a year teaching in the hill country of eastern Kentucky, where some had to keep a watchful eye out for revenuers.

Not too long after this they were married. Both had become members of the Congregational denomination. Bill accepted a post as Pastor's Assistant in the Kaliki Union Church which is located in one of the rougher parts of Honolulu, so the job entailed a great deal of social work.

In 1940 Bill became a Presbyterian and entered the Biblical Seminary of New York (now New York Theological Seminary.)

While the war called many to serve in various branches of military service, Bill entered the Navy Chaplaincy. Subsequently he held pastorates in New York and Pennsylvania. In 1957 the family moved to Chicago where Bill was installed four times as Director of Christian Education in Chicago Presbytery: first by the Board of Christian Education; second by Chicago Presbytery; third by the Synod of Illinois(PCUSA); fourth by the Synod of Illinois(UPCNA). One month after the official recognition he began final negotiations to become the General Secretary of the Board of Christian Education.

After the dissolution of the Boards and Agencies, and the "Great Reorganization", the family returned to Illinois where Bill was Interim Executive for the Synod of Lakes and Prairies. Next came a six-year interim ministry at La Crosse, Wisconsin.

Having finally completed the rigors of child rearing and wifely support, Ruth became involved in a cooperative program between Roman Catholics and Presbyterians for the education of Vietnamese immigrants. This was a rewarding experience. Several of those who learned their English under her care, and began their Americanization, went on to College and graduated as Valedictorians of their classes.

The Morrisons have three children. Their daughter lives in Cape Cod, where Bill and Ruth have lived in retirement. Their son, Bill,is in the Merchant Marine and is on a geophysical survey ship doing oil exploration.Son Dave is Maintenance Director for Ghost Ranch. His wife, Kathleen, is Housekeeper at Ghost Ranch and spare-time Public Health Nurse in Española.

The Morrisons now hope to rest and relax in our loving community. We know they will feel at home.

Henry Haupt



As new arrivals we welcome the opportunity to introduce ourselves through the Spectrum.

Our household goods arrived Oct. 21, a week after leaving Cascade, Ia., where Forrest served as pastor of the Community Presbyterian Church since May, 1980, following honorable retirement By the Presbytery of Northern Kansas. We then enjoyed a sabbatical year at the University of Kansas. Forrest enrolled in the Graduate School of Religion and Bonnie in the Graduate School of Music. She has a Masters from the American Conservative, Chicago.

As a Park College and McCormick graduate, Forrest went as a fraternal worker to India in 1941 and stayed during WWII. We were married in Bonnie's home church in 1946, in Columbus, Kan. After a year of furlough study at the Oberlin Graduate School of Theology we returned to Bombay, India,where Forrest was interim Treasurer

(continued next page)

Menaul Documents 000087

of the India Council, while Bonnie was hostess for traveling missionaries at our Moonlight apartment. Adin Brooks and John Bathgate were then at Allahabad.

In 1949 were transferred to Lahore, Pakistan, to aid with administration in institutions following partition. Following a short furlow in 1952 and 1953 we returned to the states in '55 as Forrest became for 3 years assistant pastor at Madison Square Church, San Antonio, Tx. The next 25 years work in the parish ministry and a brief period with the Synod of Lakes and Prairies took us to Garden City,Kan., to Denver, to Ogden, Utah, to Casselton, N. D., and to Oskaloosa, Kan., - which was also the 'retirement' church of Ed Ingersoll, our predecessor.

Our overseas experience, together with migrations around the Mid-west and the intermountain region made Santa Fe a natural priority for retirement. It is also close to two of our children: Shirley, our eldest, and Forrest, Jr, who live at Greeley, Colo. Our youngest, Alvin,graduated in Piano Performance last spring, and is presently doing graduate study in piano in Kensington, Md.

It is with a sense of wonder and privilege that we awaken to the shimmer of golden aspen trees outside our window; and to the knowledge that we nave come to a community of former acquaintances and to many yet-to-be-discovered friends. Our paths have crossed those of the McFarlins, the Almys, the Williams over the years.

So we at 117 Camino Santiago, favored with more than the Gypsy hut we remember from "All I want is Everything," greet all of you without nesitancy in the good old Spanish custom, by adding ... "Su Casa!"

-Forrest and Bonnie Smithson

WELCOME BACK!

Bob and Eleanor Lazear who have returned to our community are no strangers to most of us, but we asked them to give us a resume of their peregrinations to bring us all up to date as well as to introduce them to newcomers. Bob responds:

"Soon after writing an article for the July, '81, SPECTRUM, in which we told of how happy we were to be a part of the Plaza del Monte community, a most unique opportunity began to open up for us: an interim pastorate in Madrid, Spain. Just one year and three months after settling here, we packed up and started our trek to Spain, the end of February, '82. After many miles visiting family and friends we flew to Madrid, April 1, '82.

"It was our privilege to be in the Community Church of Madrid, a unique international and interconfessional church, without staff or buildings, which uses the facities of a Roman Catholic girl's school in the heart of Madrid. About half of the congregation are from the United States, the other half representing most of the continents. Preaching to this unique congregation, with weekly dialogue as part of the weekly format, was one of the most rewarding preaching experiences I have had. My interim ran through May 31, 1983. The church has now called a fine young pastor from Iowa.



"We also became very well acquainted with the city of Madrid, traveling extensively in Spain; and we made two trips into other European countries, visiting friends in Austria and Switzerland, then driving to Norway where Eleanor's father was born. Visiting his home town of Kragerø was a special experience in seeking out "roots."

"We arrived back in Santa Fe on June 2oth. After settling in the nice house which had been prepared for us, we had a very busy summer visiting family and friends. We still agree with what we wrote two years ago in the SPECTRUM: "It is a unique privilege to become a part of a community where we have so much in common and where we can weep with those who weep and rejoice with those who rejoice, feeling increasingly a vital part of one another."

-Robert W. Lazear



These handsome people are Carlynn E. and Richard (Dick) L. Tracey, as most of us know because they have been in our midst as assistants to the Administrator, while serving as Volunteers in Mission. They became VIM's through a visit to Plaza del Monte, and were appointed to take Oral Histories for the Presbyterian Historical Society as well as the Menaul Historical Library. Their tour of duty as VIM's will be concluded this Dec.

Richard L. Tracey was born in London, Ohio, Aug. 24, '15 Carlynn Enochs Tracey in Madison County, Ohio, July 22, ' They grew up in their respective communities; were marrie in '41; and have two daughter Diane and Leslee. A teacher, Leslee used her skills in the Presbyterian Mission School Truchas. She now teaches i Española. The Tracey's have 3 grandsons.

Dick retired in 1981 from years in the newspaper business - which he began as a carrier at age 7. He worked on weekly, semi-weekly, an daily papers before World Wa II, during which he was edit of several Army newspapers. During the final 30 years h was Public Service Editor o the Columbus Journal.

Carlynn was secretary and office manager of the Lakelands Administration before retirement in August, '82. She served the London Publi

-continued next page

Menaul Documents 000088

VIMs

Schools and the state of Onio in various capacities for 22 years.

Carlynn and Dick were both ordained Elders in First Presbyterian Church, London. For more than 40 years they served their church as Youth Fellowship Advisors. Dick was a long-time clerk of session, and active in both Presbytery and Synod. Carlynn was active in Presbyterial and Synodical and Women's Association. Both daughters were active and valuable in youth work. All of the Traceys were involved in community affairs in London.

-Margret Austin

SPECTRUM-PLAZA del MONTE
P.O. BOX · 1888
SANTA FE, NEW MEXICO
87501

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

January 10, 1990

Contact: Paul S. Stavrakos, Vice President
Church Relations and Assistance
John McAnlis, Manager
Homes Program

at Plaza del Monte 982-8539

TO: All Media

BACKGROUNDER ON BOARD OF PENSIONS AND PLAZA DEL MONTE

SANTA FE -- The Board of Pensions which serves active and retired workers of the Presbyterian Church (U.S.A.) bought the Plaza del Monte property in 1961 and developed it as a retirement facility. For 29 years it has been a home for retired ministers, missionaries, commissioned workers, and their spouses.

The Homes Program of the Presbyterian Church began in 1883 with one home for disabled ministers and in 100 years grew to a network of clusters of individual homes, apartments, congregate homes, and nursing homes.

Plaza del Monte, which has been structured for independent living, has not had a nursing facility. Residents have been a vital part of the Santa Fe community, volunteering time and talent to its spiritual and cultural life.

The first Presbyterian missionary to Santa Fe was Matilda Allison who organized a women's Bible Study group in 1848. The Rev. David McFarlan organized the first church and a small parochial school in 1866. This was the birth of a long and distinguished Presbyterian history in northern New Mexico and was the seed for many mission schools and churches that were established in small towns and rural areas.

Plaza del Monte is on the site of one of these former mission schools, Allison-James, which was operated by the church for 79 years from 1880 to 1959.

The Board of Pensions, which announced today that it is selling Plaza del Monte to Ghost Ranch of Abiquiu and Presbyterian Medical Services, operates other retirement facilities in Duarte and Los Gatos, CA, and Swarthmore, PA.

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THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

(215) 574-5394

January 10, 1990

Carolyn Atkins
Menaul Historical Library of the Southwest
8901 James, NE
Albuquerque, NM 87111

Dear Carolyn:

Here's the backgrounder I wrote for the press packets. It owes a lot to the material that you sent to me so promptly. It was a great help and will also be useful down the road for the longer feature-type stories that we want to get involved in. I'll be talking with you this week, I hope, about the press conference this morning.

Best wishes,

Mary P. Packwood
Director of Communications

MPP/jak

Enclosure

Menaul Historical Library
of the Southwest
301 Menaul Boulevard, N.E. • Albuquerque, New Mexico 87107
Telephone • (505) 345-7727

June 28, 1990

To whom it may concern:

The Menaul Historical Library has a field organ that is on permanent loan from the Board of Pensions of the Presbyterian Church (U.S.A.). This field organ is lent temporarily to the Ghost Ranch study center at Plaza del Monte in Santa Fe. It was delivered by Carolyn Atkins, director of the Menaul Historical Library and was received by Michael Chamberlain on this date.

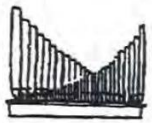
for Plaza del Monte

Jennings



Piano and Organ

Service



Pianos • Reed Organs • Pipe Organs • Foreign Pianos

1525 Tomasita N.E. Albuquerque, New Mexico 87112 (505) 294-4605

☐ INVOICE ☐ STATEMENT

TERMS: _____

DATE: 4/30/90

ATKINS

Qty Ordered	Description	Amount
	REPAIR FOLDING ORGAN	10.—
	Jack Atkin pd to repair organ	
	for Plaza del Monte	
	PJ OK #437	

Sub Total	
Sales Tax	.55
Total	10.55
Deposit	

Received By : _____

PLEASE PAY UPON
RECEIPT OF THIS

EDNA R. CURRIE

Dear Carolyn -

We are happy about the prospect of the return of the Tuld organ to P & M. Has David Jennings been there to fix it?

Kind regards,
Edna

May 3, 1990

125 Camino Santiago
Apt. 1
Santa Fe
87501

April 27

Edna Curry

Plaza del Monte

W. J. ATKINS, Audio-Visual Coordinator

Will pay Bd of Pension

David Jennings

294-4605

works for RR.

W. J. ATKINS, Audio-Visual Coordinator

Still

File

The Menaul Historical Library of the Southwest

301 Menaul Boulevard NE • Albuquerque, New Mexico 87107 • Telephone (505) 345-7727, Extension 25

October 22, 1989

The Rev. John S. McAnlis
Home Manager
The Board of Pensions
1027 Arch St.
Philadelphia, PA 19107

Dear Mr. McAnlis:

Through the kindness of Gaylen and Leona Friesenburg and yourself, the Menaul Historical Library has received a field organ and over 100 books related to the Southwest and missionaries.

We are indeed grateful for these additions fo our collections.

The books will be used by researchers. The organ will be played at various events of a historical nature.

Thank you for your part in seeing these were placed where they are appreciated and will be used.

Yours in Christ,

Carolyn Atkins

Carolyn Atkins, director

cc: The Friesenburgs

Menaul Historical Library
of the Southwest
301 Menaul Boulevard, N.E. • Albuquerque, New Mexico 87107
Telephone • (505) 345-7727

October 22, 1989

Dear Gaylen & Leona:

Thanks for calling about the organ. I will try to call that man soon. You are generous to offer to pay him.

In regard to the books I mentioned. Jerry Gillette at the Presbyterian Historical Society in Philadelphia, said they would be glad to have any books about our Presbyterian missions or by our Presbyterians.

If there are any, if you could put them in a box (since you know the people who gave them), we could pick them up.

I didn't take any about foreign field --just what was in that SW section.

My daughter Jane and her husband, Edmundo Vasquez will be going to Chacon the week of November 13. They could stop for the box if one materializes. (I will ship box UPS to Phil.)

We are indeed delighted with the books as they will fill in some holes in our collection. So thank you for working on this. In Christ,

Carolyn

over



Plaza del Monte, 417 PASEO DE PERALTA
P. O. BOX 1888, SANTA FE, NEW MEXICO 87504 · (505) 982-8539

September 1, 1989

Historical Library of the Southwest
PRESBYTERIAN CHURCH (U.S.A.)
301-A Menaul Blvd. - NE
Albuquerque, New Mexico 87107

Attention: Mrs. Carolyn Atkins

Dear Mrs. Atkins:

The Board of Pensions of the Presbyterian Church (U.S.A.) is pleased to present to the Historical Library of the Southwest the following unit on a "permanent loan" basis:

1 - Organ, field, pump, 4-octave, in a self-contained, oak, folding carrying trunk

This unit was donated to Plaza del Monte/The Board of Pensions by Florence B. Kohler. Please note the attached photocopy from the Residents' Record Book at Plaza del Monte concerning the biography recorded by Florence B. Kohler when she came to Plaza del Monte in 1965. She died on August 1, 1972 and is buried in the Fairview Cemetery in Santa Fe, New Mexico.

The Board of Pensions is grateful for your receiving this organ and trusts that the organ will be a helpful addition to The Historical Library of the Southwest.

Most sincerely,

Gaylan Leona

Gaylan and Leona Friesenborg
Managers, Plaza del Monte

cc: The Reverend John S. McAnlis, Homes Manager
THE BOARD OF PENSIONS
1027 Arch Street
Philadelphia, Pennsylvania 19107



Florence with

OHLER, Florence Blanche

Personal: Born in Overton, Pa., daughter of Rev. Rhaon Silas Kohler [illegible] Annie Elizabeth ( ) Kohler. Two brothers, Arthur and [illegible]; one sister, Ellen; only living relative, a niece. Educated in public schools of Pennsylvania.

Career: Worked for the Sunday School Times. Was a delegate to the World Sunday School Convention in Rome, 1907. Served immigrants from south and eastern Europe in the area of McKeesport, Pa. under the Voard of National Missions. Mamber of First Presbyterian Church of McKeesport. In 1949 moved to Tucson, Ariz. for health reasons. Volunteer work there at the House of Neighborly service until coming to Plaza del Monte. (Donated small pump organ)

Entered Plaza del Monte in August, 1965. Address: Box 1888.

died Aug. 1, 1972
Buried at Fairview
Cemetery - Santa Fe, NM

Menaul Documents 000099

9020 BOARD OF PENSIONS SANTA FE FACILITY SOLD

PHILADELPHIA, Pa.--The Presbyterian Church (U.S.A.) Board of Pensions has agreed to sell its Plaza del Monte retirement facility in Santa Fe, N.M., to Ghost Ranch Conference Center and Presbyterian Medical Services (PMS).

The agreement culminates nearly a year of negotiations, according to Paul Stavrakos, the board's vice president for church relations and assistance.

Under terms of the agreement, scheduled to be finalized by March, Ghost Ranch will acquire the facility's community center building, known as Casa Grande.

Operation of the 27-unit retirement complex will be taken over by PMS, a Santa Fe-based agency that also runs La Residencia Nursing Home. Few changes in accomodations are planned for the retired church workers who live there.

According to the Rev. Joe Keesecker, director of Ghost Ranch, acquisition of Casa Grande will enable the 21,000-acre conference center in nearby Abiquiu to "expand the range of possibilities beyond what we can offer at Ghost Ranch."

"We have begun the process of developing plans and are busy recruiting a director for Casa Grande," said Keesecker. He noted that three emphases for use of the facility have been determined:

*inter-American concerns and issues;
*faith and the arts;
*leadership development for lay leaders in the church.

The Presbyterian Church acquired the 9.1-acre Plaza del Monte property in downtown Santa Fe in 1866 and from 1880 until 1959 operated the Allison James School at the location. The Board of Pensions has used the complex as a retirement community for retired church workers since 1961.

Marj Carpenter

Friday 1/12/90
News Briefs

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

(215) 574-5394

January 16, 1990

Ms. Carolyn Atkins
8901 James, N.E.
Albuquerque, NM 87111

Carolyn:

Here are the two releases I promised to send you.

It has been a pleasure working with you and I will let you know if anything new comes up.

Sincerely,

Mary P. Packwood
Director of Communications

MPP/jak

Enclosures

Menaul Documents 00010Z

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
1027 Arch Street · Philadelphia, PA 19107-2398 · (215) 574-5200

January 5, 1990

Contact: Mary P. Packwood
Director of Church Communications
(215) 574-5394

TO: Marj Carpenter, Manager
Presbyterian News Service

FOR: Immediate Release

PHILADELPHIA--The Board of Pensions has agreed to sell its Plaza del Monte retirement facility in Santa Fe to Ghost Ranch and Presbyterian Medical Services, Paul S. Stavrakos, Vice President for Church Relations and Assistance, announced today.

Negotiations, underway since the latter part of 1989, are expected to be finalized by early March, Stavrakos said.

The Board has operated the 9.1-acre property in downtown Santa Fe since 1961 as a complex for retired Presbyterian Church workers. It contains individual houses as well as apartments.

The Presbyterian Church acquired the property in 1866 and from 1880 until 1959 operated the Allison-James school at the location.

Stavrakos said that Ghost Ranch plans to use the community center building, known as Casa Grande, as a conference and study center, coordinating its activities with others at the 21,000-acre Ghost Ranch property in Abiquiu, NM.

He said Presbyterian Medical Services, who will supervise the housing where retired church workers now live, plans no change in accommodations for the residents.

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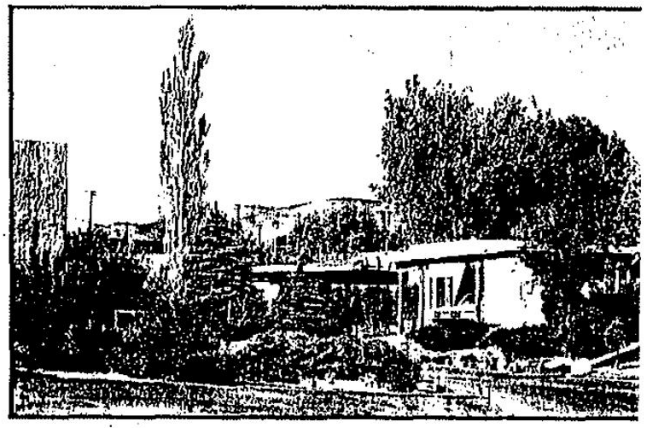
PLAZA DEL MONTE IS NOW...





LAS PLACITAS...

41 apartments and houses administered by

PRESBYTERIAN MEDICAL SERVICES

CASA GRANDE-GHOST RANCH Conference Center in Sante Fe

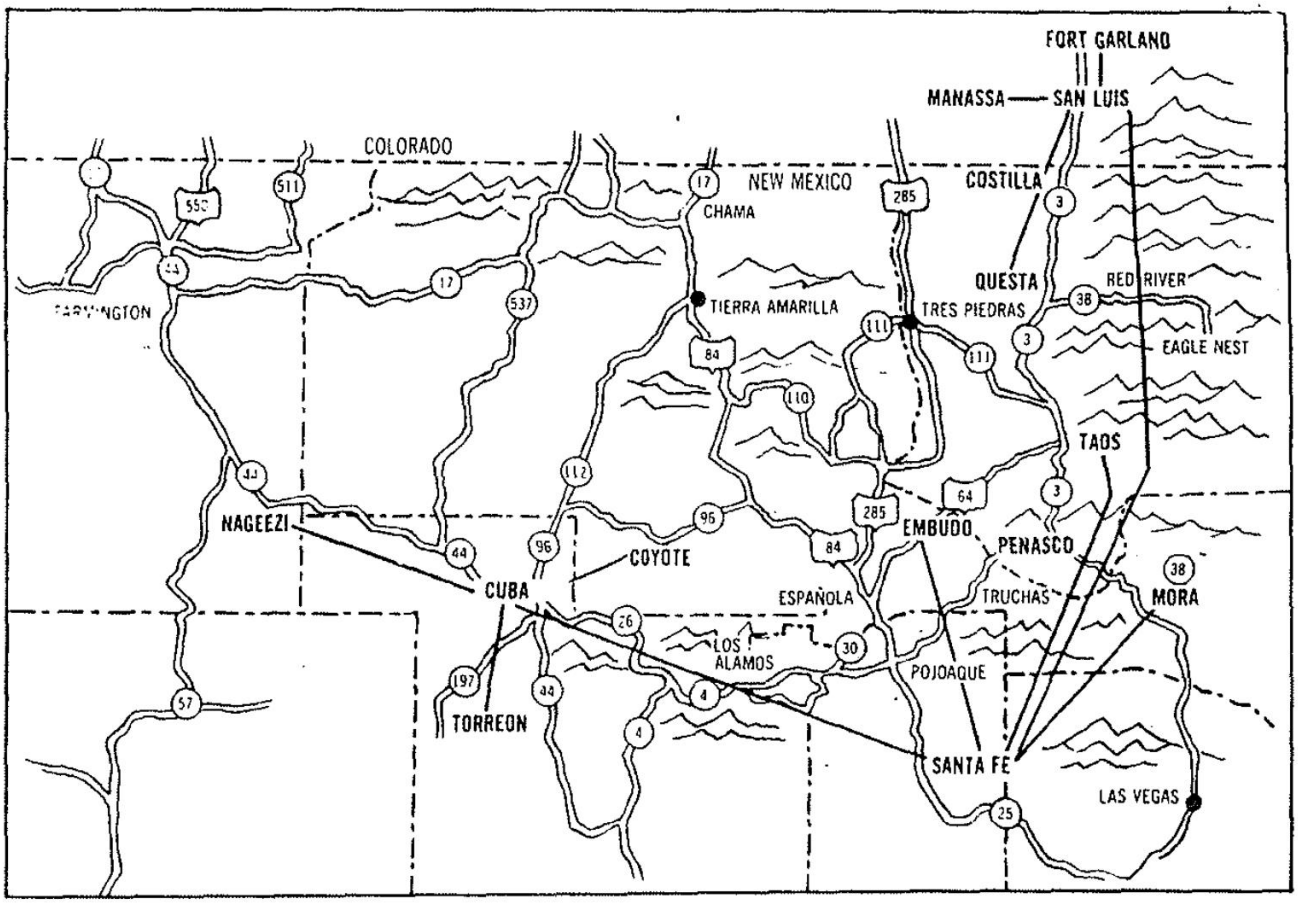
Administered by Ghost Ranch

PLAZA DEL MONTE
Continuing a PRESB



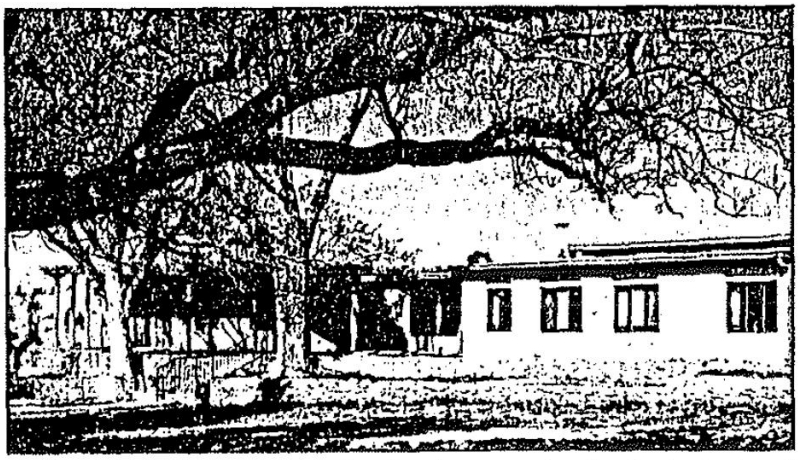
ALLISON-JAMES
SCHOOL
SANTA FE
1866-1959

TERIAN HERITAGE



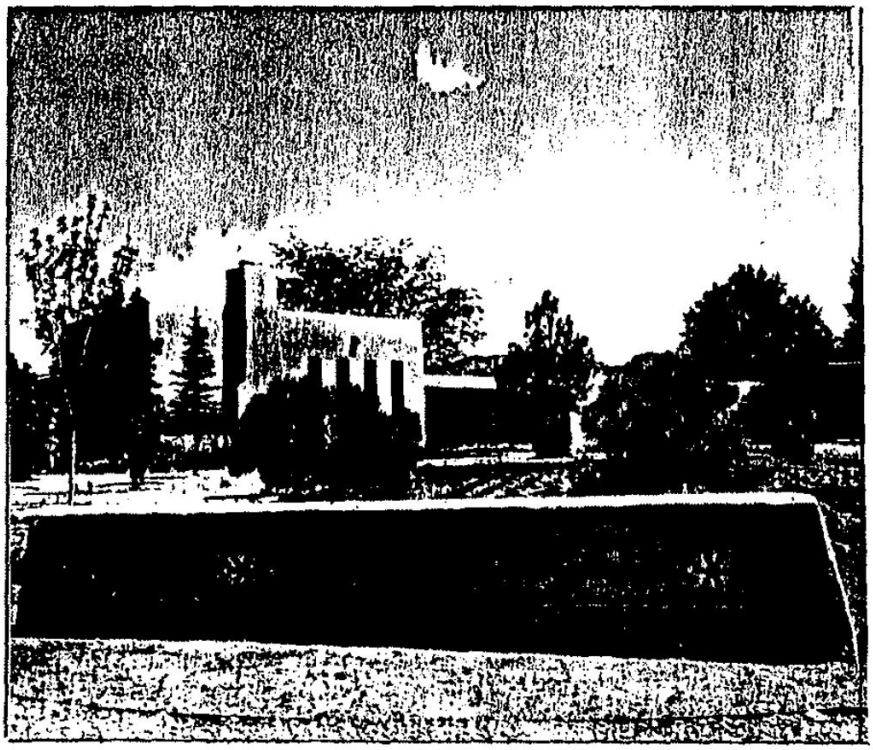
GHOST RANCH
CONFERENCE CENTER
ABIQUIU, NEW MEXICO 87510

1955 -



Ghost Ranch exists to serve the church as a setting for the furthering of outstanding Christian education enterprises. Covering some 21,000 acres, it contains much of the old Piedra Lumbre Grant, title of which was originally given by the King of Spain. At an altitude of about 6,500 feet, surrounded by majestic mesas rising another 1,000 feet, its semi-desert terrain offers cool nights, warm, sunny days, and the sweep of the big land. Given to the Presbyterian Church by Mr. and Mrs. Arthur N. Pack of Tucson, Arizona, it continually offers its own message of serenity and inspiration.

Plaza del Monte



PRESBYTERIAN
MEDICAL
SERVICES

A REGIONAL HEALTH CARE
DELIVERY SYSTEM

1965-

Northern New Mexico
& Southern Colorado

PLAZA DEL MONTE

Bd of Trustees

SANTA FE
1961-1988

Plaza del Monte
continuing a



ALLISON-JAMES

1866-1959

School
Santa Fe

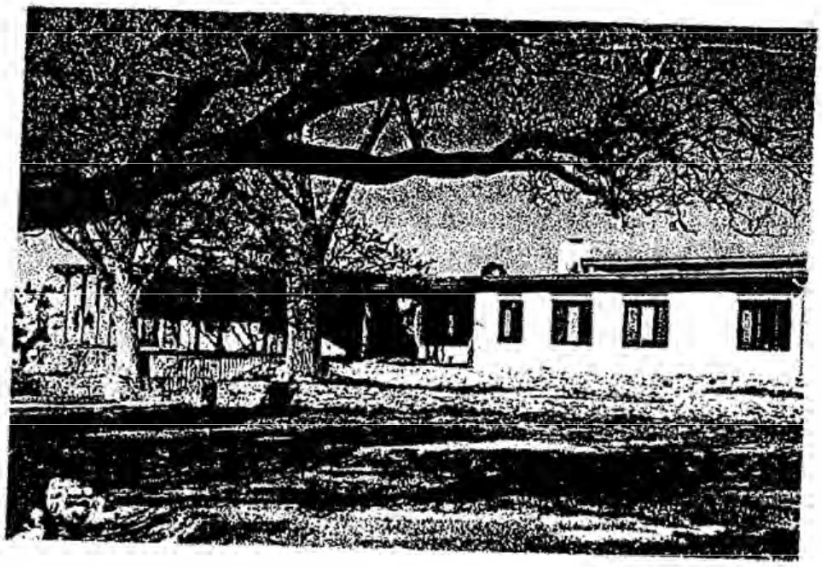
Menaul Documents 000107

PRESBYTERIAN

Ghost Ranch

GHOST RANCH CONFERENCE CENTER
ABIQUIU, NEW MEXICO 87510

1955 —



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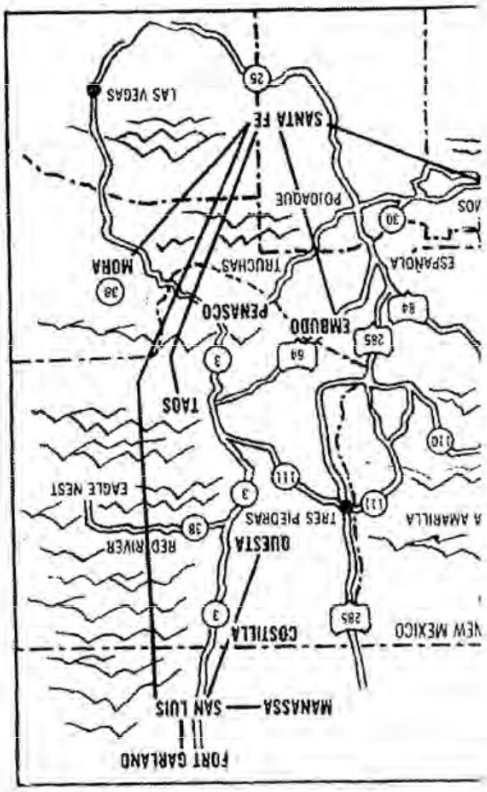
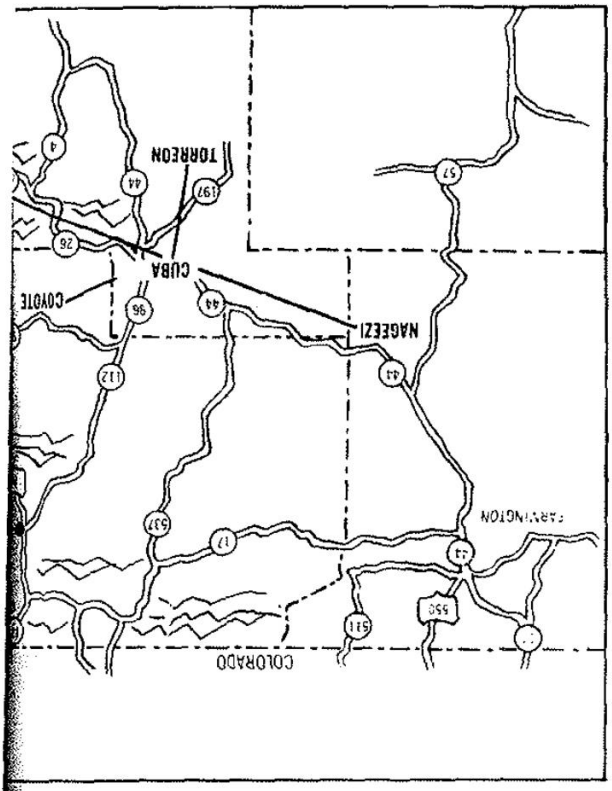


PRESBYTERIAN MEDICAL SERVICES

A REGIONAL HEALTH CARE DELIVERY SYSTEM

1965 —





PLAZA DEL MONTE

Retirement Center

Northern New Mexico
& Southern Colorado

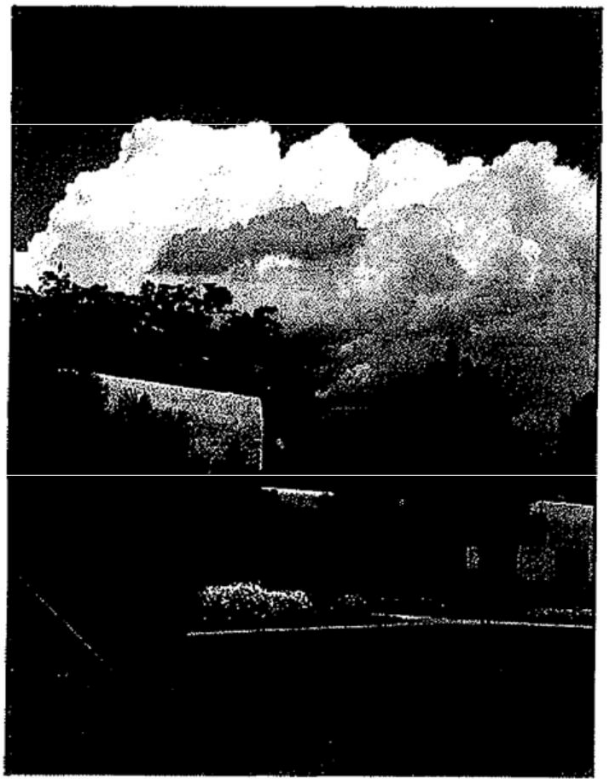
Presbyterian Medical Services operates on the principle that "healthiness" is a basic human right, rather than the privilege of those who can afford it. Before the national health care crisis of the 70's exploded, PMS already had pioneered a system for providing comprehensive health care to rural people in poverty—

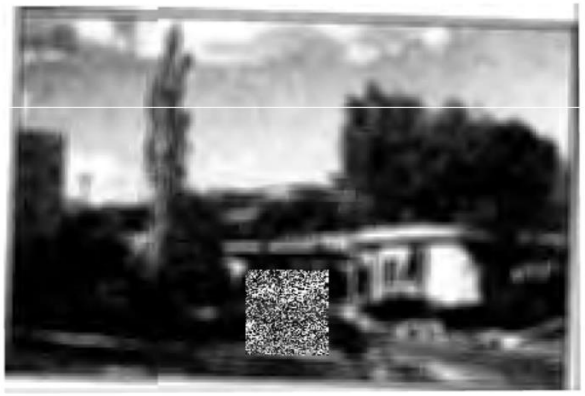
[illegible] New Mexico where the median annual family income is still less than $3,000.

Santa Fe

1961—1988

PLAZA DEL MONTE





LAS PLACITAS. . .

PMS

PRESBYTERIAN MEDICAL SERVICES

820 Paseo de Peralta, Telephone (505) 982-5566
P.O. Box 2267, Santa Fe, New Mexico 87504

December 20, 1989

Ms. Carolyn Atkins
Menaul Historical Library
301 Menaul Blvd., N.E.
Albuquerque, NM 87107

Dear Carolyn:

Attached is a copy of the document presented to the Synod Committee on Institutions and Agencies which you requested.

I certainly appreciated the booklet on Allison-James and your taking the time and interest to attend the meeting. If you need any further information on PMS, please let me know.

Sincerely,

James L. Riebsomer
President

JLR/jk
encl.
catkin

The
Menaul Historical Library
of the Southwest

301 Menaul Boulevard NE • Albuquerque, New Mexico 87107 • Telephone (505) 345-7727, Extension 25

December 28, 1989

Dr. R. Douglas Brackenridge
Trinity University
715 Stadium Dr.
San Antonio, TX 78212

Dear Doug:

I have been trying to call you at home but I guess you are visiting grandchildren.

We need your help. I am working with Mary Packwood of the Board of Pensions on publicity on the sale of Plaza del Monte. We are preparing information for a press meeting in Santa Fe on January 9. (You know it was sold to Ghost Ranch, don't you?)

Would you be able to send us a one-page summary of what the Board of Pensions has done in the Southwest? All I know for New Mexico is Plaza del Monte. (I am writing a one page summary of that.) The other history would be about the pensions and medical services given to ministers/missionaries, I guess.

Will it be possible for you to write a 1-page summary for us Doug? If you can, please send me a copy and one to Mary Packwood at the Board of Pensions in Philadelphia. I enclose envelopes for you to use.

I will be coming to Trinity in August to lead a workshop at the Fifth Annual Conference of Church Historians. I understand you are helping John Spaulding with this. Good for you.

Happy New Year.

Cordially,

Carolyn

Carolyn Atkins

Enc. 2 stamped envelopes

cc: Mary Packwood

PRESBYTERIAN CHURCH (U.S.A.)

GHOST RANCH
CONFERENCE CENTER
ABIQUIU..NEW MEXICO
87510

JOSEPH D. KEESECKER
Director

CHAD E. BOLIER
Business Manager

AUBREY OWEN
Community Program

Pres. Land
Jennings
Albq
organ
294-4605
refer to Plaza
del Monte

January 16, 1990

Amigos del Rancho,

We know you have been anxiously awaiting the enclosed Ghost Ranch program opportunities for 1990, and we're glad to have it to you a bit earlier than in previous years. This first year in a new decade marks the 35th anniversary of Ghost Ranch as a program center of the Presbyterian Church and we believe you will find summer seminars and year-round program which will attract your interest and invite your participation. I call your attention to some new additions to our program in the Spring and Fall, encouraging your enjoyment of the Ranch in these non-summer months, when there are fewer people and land and activities adjust to the changing seasons.

The program planning for this year has been provided by Dean Lewis, who joined our staff during 1989. Dean has done a superb job of maintaining many of our strongest traditional programs while exploring new possibilities, to bring a wide variety of opportunities for education, inspiration, and renewal. EARLY REGISTRATION IS ADVISED, as many seminars fill quickly.

Many of our amigos have learned the Ranch is a wonderful place to hold your own meetings, conferences, and get-togethers, including retreats for churches or other organizations, working meetings of boards or committees, family reunions, and individual and family rest and renewal time. Non-summer months are ideal for such events.

This year's January Term is exceeding even the record set in '89, with 100 students enrolled in seven courses. A new course this year is signing for the deaf. Volunteers Bob and Betty Wheeler have again worked with Ghost Ranch staffer, Aubrey Owen to plan and coordinate this part of our program.

Planning is underway for the 1990 COMPADRE WEEKEND at the Ranch. This Memorial Weekend event will be preceeded by a week of seminars, including Service Corps, and we encourage folks to come for the whole week, to learn, work and celebrate. (Compadres only for the weekend, but all are invited to register for the seminars.) If you're not already a Compadre del Rancho, it requires only a modest contribution of $50/year to become one of this growing company of Ghost Ranch supporters, now numbering nearly 2,000. Compadres receive three editions of the Ghost Ranch Journal, bumper stickers, pins, bookstore discounts, and invitations to Compadre Weekend, along with the satisfaction of knowing you are helping to keep Ghost Ranch vitally alive and active.

We are moving closer to actually taking possession of the new facility in Santa Fe, with closing expected some time in February. The search for a director is narrowing and we hope to announce an appointment about the time of closing. We

expect to be open for some business there before the summer and to have our own programming well underway by the end of 1990. A wide variety of educational programs are envisioned, but three themes will recieve special emphasis: Inter-American concerns; faith and the Arts; and church leadership development (especially lay leadership) for the 21st century. Stay tuned.

Light snow and cold weather have marked our winter thus far. Surely could use more moisture this winter and spring so we don't go into the summer as dry as we came out of this last one.

Building renovations continue, with Pine completed, Tamarisk nearly so, and the rest of Willow on the drawing boards. We will be installing some newly-donated solar collectors this winter...welcome additions as the price of propane has nearly doubled since the first of the year.

We are lining up summer volunteer staff, but still need additional folks, especially for the College Volunteer Work-Study Program. Please encourage post-sophomore students you may know to consider this exciting opportunity for service, learning and community living. Write to us or to the People in Mission Office, Presbyterian Church (U.S.A.), 100 Witherspoon Street, Louisville, KY 40202-1396.

This 35th Anniversary Year will be a full and exciting one for Ghost Ranch and we hope you will be here at some time during the year to be a part of it.

Thank you for your continuing love and support.

Vaya con Dios,

Joe Keesecker

Menaul Historical Library
of the Southwest
301 Menaul Boulevard, N.E. • Albuquerque, New Mexico 87107
Telephone • (505) 345-7727

Phone call, Dec. 2, 1989

from Jack Lavan

He has chaired com. of 1st ch., Santa Fe to find Presbyterians to buy Plaza del Monte.

Ghost Ranch-Casa Grande
conf. ctr. owned by Ghost Ranch

PMesbyterian Medical Services
will operate the houses on the site

Another group, "not quite so Pres. almost got Plaza del Monte.

Want publicity to show how Pres. the heritage is

Want me to come to meeting Monday, Dec. 18 at 1st ch., Santa Fe

From Phil, 2nd in command of Bd of Pensions
Paul Stavrakas

2 from Ghost Ranch Foun. who live in S. Fe

2 from elected bd. of Bd. of Pensions

Joe Keesecker will attend

Jaime can't come
Will try to reach Bill Aber

Told Jack I'd bring some drafts on history worked up by Jimmy Ning

Foundation Board of Directors

NATIONAL GHOST RANCH FOUNDATION, INC.
GHOST RANCH
ABIQUIU, N.M. · 87510 · (505) 685-4327

November 30, 1989

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LOUISE T. TRIGG, *Santa Fe, NM*
DR. LEE E. WALKER, *Lancaster, PA*

Compadre and Amigos del Rancho,

The National Ghost Ranch Foundation continued to grow in 1989 as an additional 325 Amigos made the commitment to become Compadres and support the Ranch with both their time and resources. Compadre memberships now exceed 1700, an increase of 23% since October of 1988.

The new Casa Grande study center in Santa Fe will be a fantastic extension of the outreach and mission of Ghost Ranch. The Foundation has been instrumental in providing the funds to purchase the facility and has committed to underwrite its operational expenses during the first several years of operation.

The new Ghost Ranch film, which is being produced by the Foundation, is nearing completion and will be available on 16 mm. film, as well as video cassette. The target date for completion is March 1, 1990. This new film will be approximately 20 minutes in length, which should be more suitable for presentations when time is a factor. Look for an article about the film in the Winter Ghost Ranch Journal which should b e in the mail by March 15.

Continuing renovation of guest rooms is underway, as well as plans for new housing for both guests and staff during 1990. The Foundation has been asked to help fund these necessary projects.

As you can see, your Foundation is being called on more and more to support the program and mission of Ghost Ranch. I invite those Amigos who have not as yet become Compadres to consider a gift to the Foundation of $50--or more--in support of Ghost Ranch. Your membership will entitle you to the Ghost Ranch Journal, published three times each year, a 10% discount at the Ghost Ranch bookstore, and a handsome lapel pin crafted with the Georgia O'Keeffe-designed skull--the symbol of Ghost Ranch. Most of all, you will have the satisfaction of knowing that your gift is helping to carry on the programs of this "Magic Place."

I ask those of you who are now Compadres to remember Ghost Ranch with an additional gift during this holiday season. The ongoing support of current Compadres is absolutely vital if Ghost Ranch is to continue as a place of learning and peace.

The coming year, 1990, marks the 35th Anniversary of the gift of Ghost Ranch from Arthur and Phoebe Pack to the Presbyterian Church--and the vision they had for its future. I submit to you that we are the future of Ghost Ranch.

Shalom,

Merle E. Roberts

Merle E. Roberts, President

TRINITY UNIVERSITY
Department of Religion
715 Stadium Drive
San Antonio
Texas 78284
(512)736-8460.

January 13, 1990

Dear Carolyn:

I was out of town when your letter arrived. Only yesterday did I get back and begin to sort out my mail. I apologize for not being able to help you. The only aspect of the Board's work that I know of that would relate directly to the Southwest was the Ministers' Memorial Cottage (Albuquerque) begun in 1914 as an adjunct to the Southwestern Presbyterian Sanatorium. Ministers, missionaries, and other qualified workers were sent there to recover from TB. I don't know precisely when it closed.

I hope that you are well and that the lack of information did not adversely impact your press conference. My daughter Laurel is being married in August in Denton so I am not certain at the moment if I will be in San Antonio for the conference. If Laurel can ever make up her mind regarding a precise date, then I can know better how to plan. At any rate, I trust that we will manage to get together one way or another.

Best wishes,

Doug

Doug Brackenridge

Look up when
Sanitarium closed
1952 when merged
into new Presbyterian
Hospital Ctr
1-29-90
Carolyn Atkins

The Board of Pensions — Interoffice Correspondence

To Carolyn

Date 12/29/89

From Mary

Subject

Copies

CArolyn:
Here is the sheet on PMS that I believe I got from Jim, and a Xerox of the news story that appeared Nov. 18 in THE NEW MEXICAN.

Also enclosing some copies of PRESBYTERIANS AND PENSIONS for your personal reference and the library. Let me know if further copies would be useful. I can get them out to you. You're a joy to work with, Carolyn. I'll talk with you this afternoon.

[redacted]

[redacted] being performed in the name of [redacted]

WHAT IS PRESBYTERIAN MEDICAL SERVICES?

1989

The beauty of the vast stretches of the Southwest often hides the fact that many of its people live in poverty in widely scattered homes with little or no health care. In 1901, the Presbyterian Church began activities to respond to the unmet health care needs in this area. Until 1965, these mission activities were owned, managed and funded by the Board of National Missions of the United Presbyterian Church. When the denomination was no longer able to provide financial support, Presbyterian Medical Services was incorporated to carry on this important medical mission as an independent organization.

PMS provides diversified health care services through a regional system of four community health centers, four outlying satellite health stations, and a nursing home:

Farmington Community Health Center, located in the Four Corners area of northern New Mexico, provides outpatient primary health and dental care, health education, family planning services, perinatal case management and AIDS education and counseling. Housed in the same facility is a pilot Veterans Administration outpatient clinic. Project Shield serves developmentally disabled infants, children and adults of Farmington and surrounding communities. The PMS Head Start Program provides pre-school, medical, dental, mental health and therapy services to approximately 120 three to five year olds in San Juan County. The San Juan County Mental Health and Substance Abuse Programs include the Mental Health Clinic; The Willows, outpatient treatment for alcohol and substance abuse problems; Animas House, a residential treatment facility for emotionally disturbed adolescents; and Halfway There Program for the long erm mentally ill. Home Health Care, Northwest New Mexico Hospice, Senior Companion Program and Coordinated Community In-Home Care programs, with homemaker and case management services are also provided under the Farmington system. In addition, a transportation system is also in operation for the handicapped and elderly, as well as the public.

Questa Health Center provides primary medical and dental services to the predominantly Hispanic population in the rural area of northern Taos County. "La Segunda Vida" ("The Second Life") program provides substance abuse counseling and treatment services through a state contract. In the fall of 1989 in a cooperative effort with the Maternal Child Health Bureau and Questa Schools, a Teen Wellness Clinic will be operated at Questa High School.

The Checkerboard Area Health System consists of a primary care medical and dental clinic and 24-hour emergency services in the village of Cuba, New Mexico. Four satellite clinics located from 25 to 50 miles away serve predominantly Navajo and Hispanic populations in remote areas. A new facility, completed in 1987 with funds from foundations, private contributions, and long terms loans, houses the medical and dental clinics with exam rooms and waiting rooms for both; pharmacy; lab and x-ray; emergency room; medical records; administrative office and garage for the ambulances.

Hope Medical Center, located in Estancia, New Mexico, south of Moriarty in Torrance County, provides primary medical and dental services and minor emergency services for the ranchers and farmers of the Estancia Valley.

La Residencia, a 135-bed intermediate care nursing facility located in Santa Fe is the only non-profit nursing facility of its kind in northern New Mexico. It is a cheerful, attractive facility, meeting a long-standing need for quality nursing and personal care services to the residents, most of whom are elderly. Residents are provided with frequent entertainment; arts and crafts activities; shopping and museums excursions; worship services conducted on site; and physical and rehabilitative therapy.

ll of the programs of PMS were initiated to respond to unmet health care needs of the people northern New Mexico, principally Native Americans and Hispanics. In many cases PMS ovides the only health care available in a large geographic area. Because of its strong es to the Presbyterian Church, PMS feels it is important to keep the church informed of the nificant mission being performed in the name of the church in the Synod of the Southwest.

Jack
For your information and file.

near the St. Francis bridge, Varela $12 million.

Two groups agree to buy Plaza del Monte

Presbyterian Medical Services and Ghost Ranch signed an agreement Friday to buy the 9.1-acre Plaza del Monte property in downtown Santa Fe from the Board of Pensions of the Presbyterian Church.

Ghost Ranch, an adult education and community service organization located in Abiquiu, and Presbyterian Medical Services, which runs La Residencia nursing center in Santa Fe, first made an offer for the property in June.

The purchase price of the property was not available. The property, located at the corner of Old Taos Highway and Paseo de Peralta, was appraised at $1.5 million.

Plaza del Monte went on the market in 1987 after the Board of Pensions said the facility and others around the country were losing money.

Under the terms of the arrangement, Presbyterian Medical Services will operate the 37 one- and two-bedroom houses now occupied by retired Presbyterian Church workers.

Ghost Ranch plans to use the community-center building, known as Casa Grande, as a conference and study center with activities coordinated with programs at the 21,000-acre Ghost Ranch property.

Plaza del Monte has been operated since 1961 as a retirement facility. The Presbyterian Church acquired the property in 1866 and from 1880 until 1959 operated the Allison James School at the location.

Compiled by New Mexican *reporters Bob Quick, Steve Terrell, Kelly Richmond and Mark C. Utgaard*

New Mexican 2/5/67,



MRS. S. O. PRICE



DR. S. O. PRICE

New Plaza del Monte Chief Outlines Plans

"We hope to maintain the same high level of work which has been done by Mr. and Mrs. Don Clauser in the past five years."

The comment comes from Dr. Sheldon O. Price, who with his wife is the new superintendent of Plaza del Monte retirement home for Presbyterian ministers and missionaries.

"Any changes which come will be evolutionary, rather than revolutionary," said Dr. Price.

He and his wife assumed the superintendency of the facility at the first of the year; succeeding Mr. and Mrs. Don Clauser, who started the home five years ago with about eight residents.

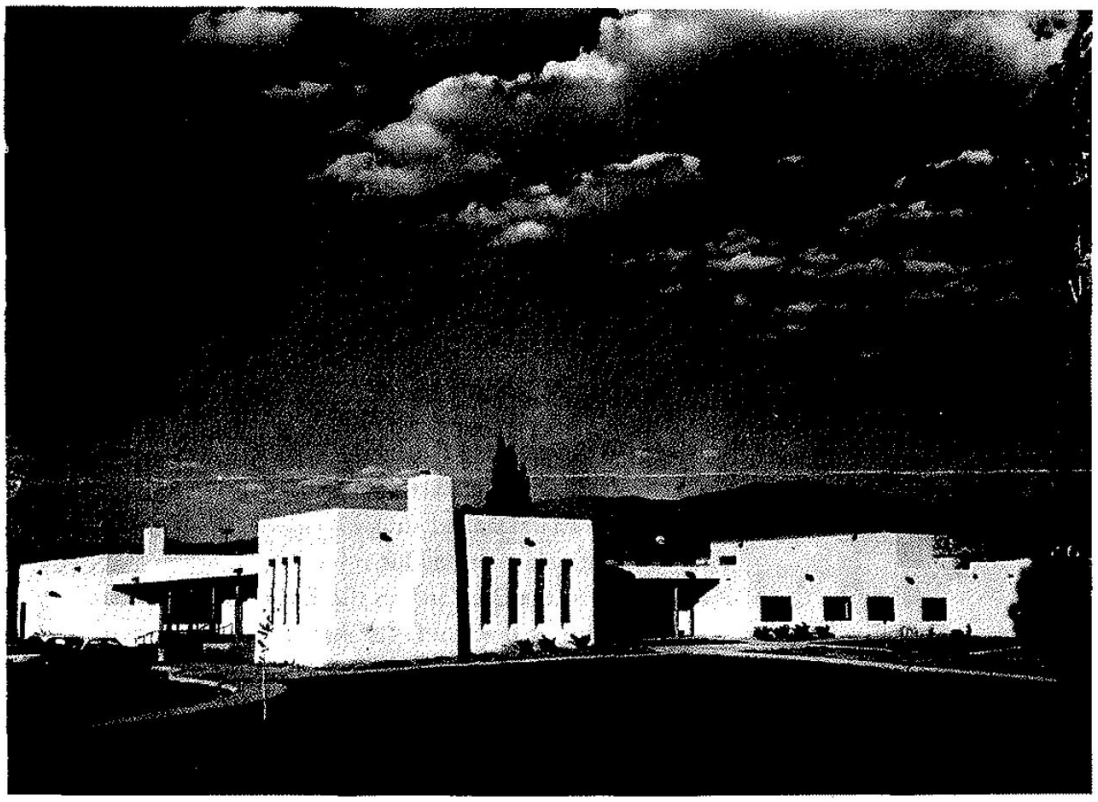
Today, there are about 64 res-

ha Seminary, and received his doctorate in divinities at Whitworth College in Washington state.

He served at the beginning of his profession as a minister in Oregon and Idaho, then served as a chaplain in the U.S. Navy during World War II. He still holds a reserve commission in the Navy.

After discharge, he served for 20 years as pastor in Wenatchee, Wash., and, as a matter of fact, remarks that one of the things he likes about Santa Fe is the fact that it reminds him of Wenatchee.

He served for two years in Phoenix before coming here.



Order of Service

for the

DEDICATION

of

"Plaza del Monte"

as Retirement Residences

THURSDAY, NOVEMBER 16, 1961
AT 3:30 O'CLOCK
SANTA FE, NEW MEXICO

THE UNITED PRESBYTERIAN BOARD OF PENSIONS
Witherspoon Building, Philadelphia 7, Penna.

Report on Ted Finleys departure due to health and his joy in relocation -

We will read a prepared report and then open our meeting for questions -

You, as Residents under the Homes Program of the Board of Pensions of the Presbyterian Church (U.S.A.), should all have received a letter from the Board of Pensions dated October 29, 1987 which began "Dear Friends". Please understand that this letter dated October 29, 1987 was sent to all the Residents of all the seven clusters as well as occupants of Board-owned individual houses outside the seven Clusters. This letter was NOT "targeted" to the Residents of a specific Cluster such as Plaza del Monte but rather a general letter to all Residents of Board-owned housing.

Thank you for being at this meeting of the Plaza del Monte Residents! We appreciate your usual fine cooperation and today we need to share some important information that was shared with us at the Homes Program Managers' Meeting in Philadelphia last Thursday. Our report to you today is based on written documents shared with us at that Managers' Meeting.

Until that meeting last Thursday, we felt reasonably sure that the re-uniting of the "southern" Presbyterian Church U.S. and the "northern" United Presbyterian Church of the U.S.A. would not drastically affect the Homes Program that is unique to the "northern" Church - the "southern" Church had no comparable Homes Program.

You may all recall that we were visited by a team of two persons hired to make an independent study of the Homes Program for the re-uniting Churches. You will also recall that a 20-member Task Force from the Board of Pensions of the "northern" Church and their counterpart, the Board of Annuities and Relief of the "southern" Church visited Plaza del Monte. This team of two indicated in their report that the current Homes Program, as we know it at Plaza del Monte, was serving a unique and important purpose for the residents involved and their report seemed to encourage a continuation and expansion of the present Homes Program - and - the 20-person Task Force was impressed with what they saw, heard, felt and experienced during their Plaza del Monte visit.

However, the expansion of the present Homes Program with considerable building of new facilities in new geographic areas has been deemed financially impossible. Without expansion, the current Homes Program is: (1) available for a limited number of retired "servants of the Church" - currently 330 are residents in 6 clusters and 185 residents are in Westminster Gardens - a total of only 515 persons; (2) is oriented to only seven geographic areas; (3) provides little flexibility in offering Homes assistance to ALL retired employees of the Church.

So - after three years of study, the Board of Pensions, with recommendations from their Assistance and Homes Committee, has amended (direction change) the Homes Program to: (1) be flexible enough to provide housing assistance to pensioners

where they want and need to live; (2) locate where they can have ready access to the various types of care their own circumstances require; (3) reside where they can continue to enjoy the support of family and friends; (4) include ALL retired employees of the Church, both ordained and non-ordained, and their spouse, with a criteria of eligibility based on NEED; (5) be financially feasible for the long-term.

To accomplish this - the amended (direction change) Homes Program will provide need-based housing grants with yet to be established policies and guidelines - INSTEAD OF the now established housing clusters, complexes and individual houses. The financing of these need-based housing grants will come from the sales of their current housing facilities. Only one current housing complex will remain under the ownership of the Board of Pensions - Westminster Gardens in Duarte, California, which offers all levels of housing, including a nursing home - and that facility, too, beginning with 1989, will not be subsidized as we know subsidy today through the contribution for dwelling based on % of income in retirement - beginning in 1989, the need-based housing grants will apply to that facility also.

As you can imagine, the sale of the other facilities will be made to try for the highest possible dollars in order to adequately finance this amended (direction change) Homes Program. Need-based housing grants will be administered by the Board of Pensions Staff in accordance with guidelines, policies, and procedures approved by the Board of Pensions. Many of the details of the need-based housing grants have yet to be worked out at the coming February 1988 meeting of the Board. The financing for the needs-based housing grants will NOT come from Pension Funds of the Board of Pensions but rather from income from endowments, General Mission Giving and other gifts and legacies directed to the Board of Pensions.

We are sure that you are interested in the recommendations made by the Board of Pensions at their meeting on October 22 and 23, 1987 regarding the sale of all the Homes Program clusters and individual houses. (1) Individual houses donated to the Board of Pensions for the Homes Program be sold in the open market at not less than fair market value when the current occupants vacate the house; (2) the Board of Pensions sell the properties of Imperial Southgate Villas in Lakeland, Florida, Portland, Oregon, and Topeka, Kansas, on the open market for not less than fair market value as these homes become vacant (estimated to take 5 to 7 years); (3) the Board of Pensions investigate and negotiate the sale of its existing independent living clusters in Los Gatos, California and Swarthmore, Pennsylvania, on the most favorable basis; (4) the Board of Pensions seek out and negotiate the sale of its existing congregate facilities and independent living clusters in Lakeland, Florida, (Lakeside Heights) and in Santa Fe, New Mexico, with Presbyterian housing and homes organizations by December 31, 1989; if the Board cannot find

Presbyterian housing and homes organizations to purchase the homes then the Board will seek out and negotiate the sale of these two clusters with other non-profit housing and homes organizations by December 31, 1991. If a satisfactory agreement cannot be arranged by December 31, 1991, the Board of Pensions shall sell the above mentioned clusters on the open market for not less than fair market value.

Now - what does all this mean to the Residents and Staff at Plaza del Monte - yes, Plaza del Monte will ultimately be sold to help finance the amended (direction change) Homes Program that will offer need-based housing grants INSTEAD OF housing facilities. We will repeat the time-table that has been established by the Board of Pensions for Plaza del Monte: (1) for the next two years, the Board of Pensions will attempt to locate a Presbyterian organization interested in purchasing Plaza del Monte, if none can be found by December 31, 1989, then (2) the following two years will be used by the Board of Pensions to find a non-profit organization interested in buying Plaza del Monte, if none can be found by December 31, 1991, then (3) Plaza del Monte goes on the open market. While all the details of these recommendations have not been worked out by the Board of Pensions as yet, it appears that Plaza del Monte could function, as we now know it, for another 2 to 4 plus years. The transition to the amended (direction change) Homes Program will be gradual.

To substantiate that assumption of the Board of Pensions, the budget we submitted to the Board for 1988 has been approved with the request that we, as managers and staff - (1) maintain the property at the current high level (2) continue all programs of activity and service (3) maintain a high "quality of life" for the Plaza del Monte residents, and (4) support the Residents and Staff in every way possible as we all are affected by this amended (direction change) Homes Program. Of interest, our budget for 1988 was submitted in August and was as aggresive and forward-looking as our last three budget requests - naturally, we will not be using budget dollars approved that pertained to further remodeling of Casa Grande rooms, and other budgeted items that in light of the direction change, would not be in the best interest of the Board or benefit current Plaza del Monte Residents.

We, the Friesenborg, plan to "hang in there" and we know we can only be honest and fair in asking our Staff to "hang in there" with us. We can not assure any of them (or us) a definite time of continued employment - maybe 2 years, maybe 3, 4, or 5 years. Of course, wage adjustments will be considered annually as usual; benefits continue as long as they are employed by the Board of Pensions; working conditions will not decline; and when and if the Board of Pensions is successful in finding a buyer - a 3 months notice will be given all employees and a severence pay established and paid. We met with the Plaza del Monte Employees and shared this information with them on Monday afternoon. Many have indicated that they will

"hang in there" with us.

How did we at the meeting in Philadelphia last Thursday respond to this amended approach to the Homes Program? Well, we had a good idea there had to be some kind of a new direction simply because of the re-uniting, the high cost of clusters continuing as they were, and the fact that the emphasis on NEED had not really been the guiding criteria up to a year or so ago. However, due to the reports coming from the two person team and the Task Force, we did not anticipate a 90 degree turn. At first hearing, we simply became frustrated - we did not come to Plaza del Monte 3 1/2 years ago to help close it down - we came to help build it up! Then, we looked beyond ourselves and the anticipated related problems of helping implement this change and realized we were but a part of a long-term Homes Program with goals that are admirable and designed to assist many in need - not just a few.

Now comes the hard part - how do the Plaza del Monte Residents respond to all this? Will they: (1) be angry and frustrated at this new direction for the Homes Program? (Please keep in mind that this is NOT panic-time - the transition will be gradual.) (2) will they be philosophical about this new direction and feel the Board of Pensions will continue to be a caring Board? (3) will they look beyond Plaza del Monte and themselves and realize that some very conscientious Board members were forced to make some tough decisions? (4) will they appreciate the forward-looking, long-term approach of the need-based housing grants as an equitable solution in making change? (5) will they see this as an opportunity to get out from under the "this is the last stop" syndrome and eagerly search to find where our Lord will lead us next? (6) will they be grateful in the knowledge that support for us all is through a common bond of understanding, caring and sharing with one another?

Where is each one of us in this time of Homes Program direction change?

TIME FOR QUESTIONS - (The BoP has/will be sending letters to Synod, Presbytery, and Pastors of churches where numbers of Residents are involved)

"It is our understanding . . . . ."
"At this time . . . . . ."
"Many details are yet to be worked out . . . . ."
"Feel free to write or call Jack McAnlis, the Homes Administrator - or - Art Ryan, President of the Board of Pensions - we'll be glad to share their phone number"

(Jack and a BoP member w/b visiting Plaza del Monte within a few months)

Please know that our office door is always open to Residents and to Staff for personal conference - each person will have his or her or their own questions and concerns - we stand ready to assist you all in any way we can.

A personal note - many of you know that last July we purchased a cabin in Estes Park, Colorado, as a place to eventually retire. It is completely without furniture and we had made arrangements with local movers to take some of our personally owned furniture to Estes Park last week. Well, the Managers' meeting changed

our plans, of course. Next week, we are again scheduling that furniture move so as you see an Allied Van in front of our cottage next Monday - please know that this has absolutely no connection with the direction change of the Homes Program.

Please remember that after this meeting is Blood Pressure checks time in the Exercise/Sewing Room - and - coffee time in the Lobby. At 10:55 we reconvene here in the Lounge for our weekly Community Worship.

Please join us in closing this meeting with prayer: Gracious Heavenly Father, you have given us and are continuing to give us opportunities to serve You and those about us in a very unique way here at Plaza del Monte. We ask for continued guidance, strength and wisdom in the months and years ahead as we seek to better understand your will for our lives. In Jesus name we pray. Amen.

Gerhard Leona

FRIESENBORG

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

TO: Residents of Plaza del Monte

FROM: John S. McAnlis, Homes Manager

SUBJECT: Attached Letter

Enclosed with this memo, you will find a copy of a letter to Messrs. Keeler and Prichard, residents of El Sombroso Oaks in Los Gatos, California.

This letter is an initial response to their letter to Dr. Dan M. McGill and is being sent to you in advance of the meeting next week with Board Staff. Please read it and note your questions. We will be happy to respond to any questions that you may have as well as your concerns.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

(215) 963-1141

December 4, 1987

Rev. Kenneth M. Keeler
Rev. Francis W. Pritchard

Dear Friends:

Your letter of November 16, 1987 has been received and I thank you for the expression of your concern and that of the residents of El Sombroso Oaks. This letter raised a number of questions about the Board's decision to change the present Homes Program to a program of housing grants. We are preparing as detailed a reply as we can to your questions even though many of them involve details of implementation that have not as yet been decided. We expect that this detailed response will go forward to you next week.

Your letter speaks clearly and plainly of the distress of you and your fellow residents. Let me assure you at the outset that we are greatly concerned about the distress our letter caused. While we realized that any change would cause concern the intention of our original letter was to inform you of the change of the Board's Homes policy, and at the same time to assure you and all the residents of the homes that the Board would give the highest priority to the needs of the present residents. The depth of your anxiety makes us want to respond immediately to give you assurance and a clearer understanding of what we intended. Let me, therefore, hopefully address the most important of these concerns as a prelude to a detailed response that will follow.

Haste - Your letter speaks of a "sense of urgency and haste" in carrying out the proposed changes. Let me assure you that we are not "in haste" to sell the
homes. We were, however, very much "in haste" to communicate our decision to you as soon as it was taken because we did not want you to hear it from anybody but us. Our purpose was to give you assurance of the care of the Board lest you think the change meant less care from the Board. The disposition of Board-owned residences presents a whole spectrum of problems that must be resolved separately at each location. We do not, for example, have any idea at this moment how or when the El Sombroso Oaks clusters might be sold. We need time to explore alternatives at El Sombroso Oaks and each of the other clusters to insure that any sale protects the rights of our residents and helps provide the funds that will be needed for the grants program. We are not in a hurry, and we will do nothing without careful planning that will include your input and protect your interests. As we work our way along to achieving the ultimate goal of the Board itself not owning and operating homes, we will move carefully step by step with every safeguard possible to see that persons presently living in the homes will be treated fairly and justly and with every possible consideration to minimize any adverse effect that the change in policy will cause.

Your letter observed that the Board of Pensions had always been trustworthy. There is no intention of the Board or any of its members to do anything but be faithful to its commitments and sensitive to those it serves. It is especially committed to the well-being and security of the church's retired servants. It is this concern, among other, that led the Board to reevaluate its Homes Program, to see how it could more effectively and more broadly meet the needs of all its retired servants.

Contracts and Agreements - Many of your questions involve details of how we will honor donor contracts and working agreements. We will answer these questions in our detailed reply, but we want to affirm, as we said in our earlier letter, that we will honor contracts and agreements according to the terms they contain. We expect to do so by selling homes only as they become vacant as a result of death or a need to move to another level of care. If a cluster were sold as a unit, we would expect to include a provision in the terms of sale allowing current residents to continue in their homes as long as they are able.

Will I be forced to move? - Our letter to you includes two references to the possibility that some residents might have to move as a result of the sale of homes. The letter also makes it clear that any moves will be the exception rather than the rule and that, in such cases, the Board will make sure that each resident is provided with comparable housing. We felt that this possibility needed to be stated, however unlikely we might think it to be and, along with it, the assurance of our continuing support and care. We deeply regret that these references seem to have generated the expectation that you will all be uprooted, which is exactly the opposite of our intent. Let me say plainly that no resident will be moved, except as a last resort, and only after full consultation as to the location and quality of the new location and only with the Board bearing the full cost of such a move, including any increased cost of rent. The Board recognizes its first responsibility to provide housing for current residents and will fulfill this responsibility regardless of any other criteria that may be applied to future residents.

What does the Board think or hope the residents will do? - We hope and expect that you will stay where you are, unless you desire or need to move somewhere else. We hope that you will work with us during this transition, secure in the knowledge that our first priority is to provide for your continuing welfare. There will be plenty of time in the future to consider moving if that should ever become necessary, and you will be kept fully informed as implemenation proceeds.

I have taken the liberty of sending a copy of this letter to all residents of El Sombroso Oaks, and I have asked Art Ryan and Jack McAnlis to schedule a meeting with you this month to discuss your concerns face to face. For the moment, let me leave you with the assurance that nothing has occupied our thoughts more than our concern for the distress you feel because of these changes and our desire to alleviate this distress. We sincerely

believe that the God whose providence we have all believed in and trusted over the years will guide both you and us as we try to work together in this transition. We are committed to seek His wisdom and guidance in every step we take in these changes and we know you will also be praying and seeking God's guidance both for yourselves and us.

We hope that this letter has been helpful and reassuring.

Cordially,

Dan M. McGill/cac

Dan M. McGill
Chairperson

DMM/pas

cc: Robb Stewart, Esquire
Board Members
Dr. J. Phillips Noble
Mr. Arthur M. Ryan
The Reverend John S. McAnlis
Residents of El Sombroso Oaks
Mr. Rex Morton
The Reverend Harrison Ray Anderson, Jr.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

TO: Registrants for Board of Pensions Retirement Housing

FROM: John S. McAnlis, Homes Manager

SUBJECT: Future Directions of the Homes Program

Your name is on the waiting list for a retirement home operated by the Board of Pensions. This letter is to inform you of new developments with the Homes Program and the added opportunity that may be available to you.

For the past three years, the Board of Pensions has been studying its Homes Program to determine how it may be most responsive to the present and future needs of those it serves. This process has been exhaustive, including the commissioning of a special study, extensive visits by members of the Board to the Board's facilities, and the evaluation of a number of alternatives. During this process, it became evident that the Homes Program of the Board of Pensions should be more flexible, more inclusive and available to all retired employees of the church, and financially feasible within the expectations of current resources and future support by the church.

The application of these values to various alternatives that were considered has led the Board of Pensions to start a new direction. The Board will establish a fund to provide need-based housing grants. This fund will provide grants to assist qualified retirees who wish to enter a qualified retirement community or to assist them to stay longer in their own homes. Those eligible to apply for these grants are retired employees of all governing bodies who have served the Presbyterian Church (U.S.A.) for at least 20 years and have been a member of the Benefits Plan during any part of that time. Grants, which will be based on need, will be available to retirees, spouses, and surviving spouses of retirees. More detailed guidelines, policies, and applications are being developed by Staff of the Board of Pensions and will be available in the near future upon request.

After reviewing current financial resources, the Board realized that it does not have the funds to continue the present Homes Program and fund the new Grants Program at the same time. Therefore, the Board will begin the gradual sale of existing homes except for Westminster Gardens in Duarte, California. The funds received from the sale of the property and from other sources will be used to provide housing grants. Given the increasing number of retirement facilities and options now available throughout the country, the Board has concluded that the use of grants is the best and most cost effective way to meet the housing needs of retired church employees.

Since the Board will be gradually selling its homes, no new residents will be admitted, except at Westminster Gardens. If Westminster Gardens is not one of your preferences and you would like it to be, please contact me as soon as possible and your name will be placed on the waiting list.

Being on the waiting list already, you would be eligible to apply for housing grant assistance. Please take this into considerations as you make your future retirement housing plans.

If the Board can assist you in this process, please let me know.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

(215) 963-1156

October 29, 1987

Dear Friends:

For the past 3 years, the Board of Pensions has been studying its Homes Program to determine how it may be most responsive to the present and future needs of those it serves. This process has included the commissioning of a special study by consultants retained by the Board, extensive visits by members of the Board's Assistance and Homes Committee to homes facilities, and the evaluation of a number of alternative approaches.

As the study progressed, certain key values emerged to guide the decisions that have been reached:

1. The program must be flexible enough to provide assistance to pensioners where they want and need to live; where they can have ready access to the various types of care their own circumstances will require; and where they can continue to enjoy the support of family and friends.

2. The program must become available to all retired employees of the Church. Service to the Church is a ministry of many callings, both lay and ordained. The inclusion of lay employee eligibility must be an important goal in any program that recognizes the ministry of the whole people of God.

3. The program must be financially feasible, reflecting the Board's current resources and reasonable expectations of future support by the Church.

4. Any changes in the program must be managed to protect the interests of current home residents either by allowing them to stay where they are or by providing them with comparable housing elsewhere. The Board will not under any circumstances abandon those whom it has taken under the care of its Homes Program.

The application of these values to the various alternatives that were considered has led the Assistance and Homes Committee to recommend and the Board of Pensions to approve the following:

1. That a fund to provide needs-based housing grants be established with policies and guidelines. This fund will provide grants to assist qualified retirees who wish to enter a qualified retirement community or to assist them to stay longer in their own homes.

2. Retired employees of all governing bodies who have served the Presbyterian Church (U.S.A.) for at least 20 years and have been a member of the Benefits Plan during any part of that time will be eligible to apply for these grants. Grants which will be based on need will be available to retirees, spouses, and surviving spouses of retirees. The former employer will be asked to share in the cost of grants to retired employees with less than 20 years of membership in the Benefits Plan of the Presbyterian Church (U.S.A.).

These provisions will broaden the constituency of the program, provide flexibility, and be more inclusive. Guidelines that will include a needs test are being developed to adhere to the Board's mission to provide for those in need.

The amended Homes Program will involve the gradual sale of existing Board homes except for Westminster Gardens, and the use of the monies received from th sale and other sources to fund the new grants program. While the long history of Board-owned homes and the report of the special study both argued for a continuation and expansion of the present program, the Board concluded that the geographical distribution and capacity of the current homes would not allow the needed flexibility and inclusiveness without a major building program. The cost of such a program would be far beyond the Board's resources, as well as any reasonable expectation of Church support. Further, the Board realized that it does not have the resources to continue the present subsidized Homes Program and fund the new grants program at the same time. Given the increasing number of retirement facilities and options now available throughout the country, the Board has concluded that given the resources and what may be reasonably expected, the use of grants is the best way to meet the housing needs of retired Church employees.

While the Board has made a decision to sell ultimately all of its homes except Westminster Gardens, all existing Donor Contracts and Working Agreements will be honored according to their terms. The objective is to sell the homes as they become vacant. If situations develop that require the sale of occupied homes, the Board will work with the residents on an individual basis to allow them to purchase the homes or provide other comparable housing. Westminster Gardens will continue to operate under Board control to provide housing for those who may be displaced by the sale of other homes and who would find it helpful to become a part of this unique community.

We believe that the program of needs-based housing assistance grants described in this letter is an important forward step in caring for the needs of the servants of the Church. We believe that, working with you, we can move into this program in a way that will honor and reflect our personal concern for you.

Many details regarding the changes in the Homes Program are still being worked out. Highest priority will be given to caring for the present occupants of the Board's homes. Nothing will be done without careful planning, and the transition will be gradual, taking several years to accomplish.

During the next few months, the Board's staff will visit each cluster of homes to answer questions and respond to concerns. In the meantime, please do feel free to contact the office of the Homes Program in Philadelphia with questions and concerns which you feel cannot wait for this visit.

Sincerely,

Dan M. McGill

Dan M. McGill
Chairperson, Board of Pensions

DMM:cac

cc: Officers of the Board of Pensions
Robb Stewart, Chair, Assistance and Homes Committee
Board Members
John S. McAnlis, Homes Manager

PLAZA DEL MONTE
417 Paseo de Paralta
P.O. Box 1888
Santa Fe, N.M. 87504
December 10, 1987

Mr. Dan M. McGill, Chairperson
The Board of Pensions of
The Presbyterian Church (U.S.A.)
1834 Arch Street
Philadelphia, Pa. 19103

Dear Mr. McGill:

At the suggestion of the Residents' Committee here at Plaza del Monte, our "family" met in cluster groups to discuss your letter of October 29, 1987, announcing the Board's decision to discontinue the Homes Program, sell its residences, and use the funds for needs-based housing assistance grants. Notes from each group discussion were received and reviewed by the Residents' Committee, and a decision made to compile and summarize them for sending to the Board.

Meanwhile, the residents have been briefed by our PDM (Plaza del Monte) managers, Gaylan and Leona Friesenborg, and we have had their continuing counsel. We have benefited, also, by the circulation among us of the communications sent to the Board by El Sombroso Oaks community, Los Gatos, and the Morganwood community, Swartmore. A helpful pastoral epistle to "all the saints in Santa Fe" was also received from Bill Aber, Presbytery Executive.

Following, in essence, are some of the questions and concerns of the PDM residents that emerged from the cluster meetings:

(1) Foremost was the sense of shock and near disbelief experienced by the residents upon reading the Board's letter. While the letter acknowledges that "many details regarding the changes in the Homes Program are still being worked out," the many unanswered questions it precipitated have caused anxiety and uncertainty. "The Board's action was sudden, and shocked our senses enough that we were left confused and apprehensive about the future."

(2) Given the Board's legal right to sell the Homes properties, and conclude contracts with donors and renters, there remains a disturbing, underlying sense that if such action is taken, there are "promises to keep" that will not have been kept. Are there no alternatives left for achieving the same ends without disrupting the lives of so many retirees, many of advanced age, whose reasonable expectation has been that they would not have to move from their homes again?

(3) Item (4.) on page one of your letter says: "Any changes in the program must be managed to protect the interests of current residents either by allowing them to stay where they are or by providing them with comparable housing elsewhere." Many are wondering about the specifics of this broad assurance.

"We need further information from the Board and details as to how the Board will assist us in finding new residences if we are to move." Will the Board, for example, pay moving expenses, if needed, to another place of choice? Does the Board intend to negotiate with other housing facilities for favorable terms of entrance? Will it pay rent subsidies, as needed, to provide "comparable housing elsewhere " ?

(4) A variety of other comments and suggestions were made:

(a) Write individual letters to the Board and others of influence in the church.

(b) Ask sympathetic persons or groups such as the sessions of First Presbyterian and Westminster churches in Santa Fe to write their concerns to the Board.

(c) Have the Presbytery of Santa Fe and other presbyteries overture General Assembly to place a moratorium on the plan of the Pension Board. (This is already in process.)

(d) Some residents would like to have the Board's 1986 financial report on the Homes Program explained more fully--especially the $ 720,982 deficit/subsidy figure which represents the Boards' contribution.

(e) Due to uncertainty, some residents are already considering leaving Plaza del Monte, and others are investigating alternative living facilities. Accordingly, there is an urgency to know what course to take, and what options the Board will put before us. The caption of a recent news article reads: "Deciding to decide is the most difficult decision of all."

(f) In addition to donor contracts, substantial gifts in the form of improvements or remodeling of their homes have been made by some residents. If the occupancy period is now to be shortened, will there be a return of such "gifts?"

(5) While not a unanimous concensus, most residents would concur in asking or petitioning the Board to consider the following two requests:

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FIRST, for all the good and adequate reasons so ably expressed by the Morganwood Housing Committee, that the Board reverse and reconsider its decision to discontinue the Homes Program. (Points raised by the Swartmore and Los Gatos communities are attached as an addendum) There are also reasons of our own for this recommendation:

(a) If Plaza del Monte is closed, it would be an irreparable loss of a vital, continuing community and its attendant values. The fabrics of relationship --trust, helpfulness, enrichment, mutual enjoyment--which residents weave among themselves, with other friends and civic groups, and with congregations of their nearby churches would come unraveled. Nor could the support and leadership of the residents in civic and church affairs be replaced.

(b) Divestiture of Plaza del Monte after twenty five years of development and occupancy would be a loss that could not be duplicated elsewhere. Located in Santa Fe, "the city different," and in New Mexico, "the land of enchantment," the site is ideal for a retirement center. The grounds are spacious, accommodating 41 cottages and apartments as well as La Casa Grande (the big house) with 35 units for congregate living. The landscaping -- lawns, trees, shrubs, flower beds and rock gardens--has won numerous awards over the years. The property is located two blocks from the down-town plaza, across from the post office, adjacent to a city park and sports complex, at the foot of Old Taos Road leading to the opera house and Ghost Ranch--nevertheless there is serenity, privacy, and security with an open vista of the Sangre de Cristo (the blood of Christ) mountains.

(c) Abandoning Plaza del Monte would create a disjuncture in the history of our church in Santa Fe and the Southwest.

On the north side of the Plaza is the Palace of the Governors, the oldest public building in the United States, dating back to 1610. It is now a museum, and on one of its doors is a bronze plaque commemorating the organizing of the First Presbyterian Church--the first Protestant church in the Territory of New Mexico--on January 13, 1867.

Even before this historic date, David McFarland, first pastor of the church, opened a day school in his adobe house on December 10, 1866, "with ten scholars in attendance." From this beginning, the Allison School for Girls, and the Mary E. James School for Boys were founded. The main campus of these two schools, which later merged, was a ten acre plot known as the "gas works." It was deeded as a gift to the Boys School in 1905 by the "Santa Fe Water & Light Co." After serving the educational needs of Santa Fe and Northern New Mexico for over half a century, the Allison-James School closed, and its property was taken over by the Board of Pensions. Since 1962, this site, denoted on a bronze plaque as "American Presbyterian and Reformed Historical Site No. 236," is now Plaza del Monte. Diener Allen's centenial history of First Church has this notation:

> "The Board of Pensions of the United Presbyterian Church in the U.S.A. established its retirement community, Plaza del Monte, as successor-occupant of the "gas works" property, and so tied into the church first organized by David McFarland many virile threads of history and continuing zeal." (p.101)

II

SECOND, if there is no change in the Board's plans to sell the Homes residences, the next "best scenario would be to have some Presbyterian (or non-profit) group buy Plaza del Monte and continue to run it as it is run now--with grants from the Board of Pensions to the current residents to enable them to remain with the same financial obligations that they have at present." (Bill Aber)

We understand that this "next best scenario" is already an announced policy within the framework of the Board's action--namely, two years to locate a Presbyterian entity, followed by a second two years to locate a non-profit entity with which the Board could negotiate the purchase and management of the homes.

(a) For example, two of our residents, Art Stevenson and Art Romig, have a long acquaintance with John Glenn, a Presbyterian minister who is founder and president of National Church Residences, Columbus, Ohio. In a letter of November 14th to "Art and Art" John Glenn indicated that "NCR would be immensely interested in seeking to work with the Board for us to acquire all (or most) of the Pension properties."

National Church Residences, as you are probably aware, is a non-profit corporation dedicated to providing moderate cost senior housing. NCR first developed Bristol Village, Waverly, Ohio, with 323 housing units. It has since been involved in purchasing, developing, or managing over 75 projects throughout the country, and has become " the nation's most successful development/ owner/ manager within the HUD 202 Program.

It is conceivable, therefore, that NCR, or a similar agency with proven capability, could acquire the Boards properties--or co-sponsor with a Presbyterian or other community group a non-profit corporation to which the properties could be transferred and managed as retirement communities.

If the transfer of the Homes Program residences is to occur, we urge the Board to explore with NCR or like agencies the implementation of this "next best scenario"--either Presbyterian or other non-profit entities.

++++++++++++++

In spite of the foregoing, we know, as people of God, that we have here no continuing city. We are, as the poet says,..

".....expatriots,
Between the source and the song."

As such, we take heart in the words of C Fry ("A Sleep of Prisoners") which were used in the worship liturgy this past Advent Sunday at First Presbyterian:

Affairs are now soul size.
The enterprise
Is exploration into God.

As partners and coworkers in "the churches, the glory of Christ," (2 Cor.8:13), we express appreciation for all that the Board does and will do in its "soul size" affairs.

As you have pledged to work with us, so we pledge to work with you that together our "exploration into God" may be made in peace, that all may be secure, and no one be afraid. (Jer.30:10)

Sincerely,

PLAZA DEL MONTE RESIDENTS' COMMITTEE

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Grace Reifsnyder, Chairperson

Bill McClain

Bill McClain, Secretary

Jean and Chuck Riddle

Ozzie Lutz

Vanna Bewell

Forrest Smithson

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Plaza del Monte residents
Morganwood and El Sombroso Oaks
Pastors and sessions of First and Westminster Presbyterian Churches
Bill Aber, Executive Secretary, Presbytery of Santa Fe

ADDENDUM

POINTS RAISED BY THE SWARTMORE AND LOS GATOS COMMUNITIES CONCERNING THE PROPOSED SALE OF RESIDENCE PROPERTY

Loss of the witness of community and Christian fellowship.

Discounts intention of donors and designated giving to the church.

Divests church of valuable properties strategically located.

Is a timid and un-Presbyterian approach to a need of all the church.

Does not serve the purpose of reunion of the church.

Has not included adequate consultations with residents.

Does damage to the image of the Board of Pensions and to public relations throughout the church in particular and in society in general.

Calls upon present residents to subsidize the program by giving up their present homes.

Breaks contracts long honored.

May well not be within the power of the Board without the consent of General Assembly.

Many specific questions were raised as to precise meanings of the October 29th letter, taken line by line. (see Los Gatos communique)

The Swartmore community points out the "goal of inclusiveness" desired by the Board for including more minority and lay persons can best be met by entrance requirements in the future.

April 18, 1988

REPORT TO THE SESSION OF TASK FORCE
ON FUTURE OF PLAZA DEL MONTE

The activities of [illegible] were reported orally to the Session at its meetings on [illegible] and March 15, 1988. At the March meeting it was suggested that a written report be made so that all Session members would be fully informed.

The Session at its [illegible] 1987 meeting appointed the [illegible] the future of the Plaza del Monte [illegible] of purchasing as a [illegible] church professionals". Members [illegible] Carpenter, F.C. Williamson [illegible] the three of us the following [illegible] Anne [illegible] Stevenson [illegible] Ingram [illegible] Plaza del Monte [illegible] over the [illegible] 29, 1987 [illegible] clergy, [illegible] Monte. In spite [illegible] the Homes [illegible] did not have the [illegible] should be sold to provide [illegible] be used to make "needs [illegible] lay employees of the [illegible] present residents [illegible] reassurances as [illegible] highly critical [illegible] the retirement [illegible] letter of [illegible] would be given [illegible] except as a last [illegible] expenses. The [illegible] each facility in [illegible]

[illegible] to December [illegible] Presbyterian [illegible] fter to other [illegible] to commercial interests.

The [illegible] and December, 1987 met with residents [illegible] with the [illegible] Gaylen and Leona [illegible] with several managers of retirement homes [illegible] carefully operated by Synods, Presbyteries [illegible] and with executives of non-profit retirement homes. Without exception we were warned that the operation of retirement homes is a difficult business and should only be entered into with the greatest caution and only with professional help. We have concluded that if our Synod

Presbytery [illegible] the purchase and operation of Plaza del Monte [illegible] consultant should be employed to determine [illegible] of the operation. The cost of such a study [illegible] 00.

To begin [illegible] feasibility of a Presbyterian [illegible] Plaza del Monte, it is [illegible] the terms and conditions under [illegible] facility and what [illegible] that the Board had contracted [illegible] Accordingly, we wrote on February [illegible] Board with copies to the Co-Presidents [illegible] and asking for copies of [illegible] expense [illegible] policies [illegible] acknowledgement of [illegible]

[illegible] a consultant [illegible] on February 22, 1988 [illegible] such a study [illegible] Presbytery [illegible] the Manager of [illegible] would only [illegible] March 22, 1988 [illegible] wanted us to know [illegible] of sharing the cost of [illegible] Cordon [illegible] Northwest Council [illegible] the cost of a consultant.

[illegible] 1988 meeting [illegible] to sell [illegible] reversibly actions [illegible] June 7 - 15, [illegible] to the [illegible] This may [illegible] and we [illegible] June. The [illegible] further [illegible] the policy, [illegible] without [illegible] could result in further [illegible] del Monte, since the Board [illegible] residents. The congregation [illegible] del Monte will not be operating [illegible] residents have been relocated [illegible] these accomodations [illegible] large waiting list for the [illegible] that prospective new residents [illegible] there in any event, given the continuing uncertainties. Accordingly, your Task Force feels the

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Santa Fe, NM 87501

gainst the Board of Pensions' plan to sell all of its ing and to substitute a grant-aid program.

1. This plan is unnecessary. While the Board states that there are 14,000 pensioners who could apply for retirement housing, it does not add that only about 500 are on the waiting list. So 13,500 must be content with their present living arrangements. Those 500 on the waiting list can be divided into two classes: those who need assistance and those who do not. Those needing assistance can receive it from the Board of Pensions Assistance Program already in place and well funded. This Assistance Program is as flexible geographically as any new aid program would be. So a new program is unnecessary.

2. It is not needed financially. According to the report of the Board Expenses for Homes Program found in the General Assembly Minutes of 1987 Part I page 671, the expense for Congregate Living in 1986 (latest data available) was $389,484. This was for a facility in Santa Fe which serves only 36 persons and is half full. In 1985 the Congregate Living expense was $846,060 for Santa Fe and Prentis House in Philadelphia. The latter had only 8 occupants and had to be shut down saving the Board over $457,000 in 1986. Clearly the Congregate Living facilities are the big losers. Only they should be discontinued, and not the Independent Living Homes.

These Independent Living dwellings have 330 residents and cost $586,514 a year to operate, while contributions (rents) were about $450,000. With the Board's Homes Operations Fund of 4.2 million dollars invested at 8% interest, it would more than offset the deficit. So the new plan is financially unnecessary.

As for the future, the older pensioners now receiving pension supplements, will decrease by attrition, and the rising minimum salary and wage levels will increase the pension credits and in turn produce larger pensions for clergy and lay persons alike. So even the participation of lay workers in the Pension Plan should not produce any appreciable burden on the Assistance Fund.

3. It is illegal from he church's point-of-view. Since the Board reported its "Assigned Responsibilities" twice in its report to the General Assembly of 1987 Part I pages 663 and 669, it surely must have accepted them as such; and not merely as the Board later claimed, "activities which the Board is permitted to do." They are not "Assigned Permissions" but "Responsibilities" and the Board has the solemn obligation to the General Assembly and the whole church to carry them out.

One of those responsibilities is "To establish and operate retirement housing for eligible retirees and their spouses." The consequence of shunning this responsibility has already had a traumatic effect on the hundreds of residents and changed the retirement plans of hundreds of active ministers and missionaries.

Obviously, the Board should have gotten permission from the General Assembly to alter its responsibility which had been assigned to it and not tried to unload that responsibility on its own authority. Since the General Assembly is the supreme body of the church, the Board's action to abrogate its responsibility is ecclesiastically illegal.

4. It is immoral for it breaks faith with the donors of retirement homes who gave them for retired servants of the church to live in.

Also, it breaks faith with the hundreds of residents who moved in to them, making financial and residential commitments, with the full expectation that they could live in them as long as they would be able.

Although the new plan was being formulated for a year before it was announced, the representatives of the Board continued to assure applicants for housing that it had places for them. As late as two months before the announcement, one couple was offered a house. Advertisements asking persons to donate their homes to the Board of Pensions for retired ministers and missionaries to live in continued to be published in Presbyterian Survey and Monday Morning magazines after the announcement to sell such homes. These misrepresentations are inexcusable since the plan was formulated, not over-night, but over a period of twelve months. By such actions the Board is losing its credibility within the church.

5. This plan is ill-conceived. (1) It goes against the recommendation of the study conducted for the Board by the Gerontology Department of the University of Georgia, "that the Homes Program should be continued and expanded." (2) It has no schedule for putting the properties on the market and has made no decision as to whether to sell the clusters of homes as units or as individual houses. (3) It has not worked out or announced the details of the grant-aid program, spelling out who would be eligible to receive aid and how much they might get. The Board has not done its home-work on these three counts but is groping its way blindly. Thus the plan is ill-conceived and prematurely born.

6. The plan is disruptive of the benefits which the clusters provide. The 330 residents of the homes have a sense of community, comfort and moral support. Ministers who have lived in various places throughout their careers without putting down roots in any one place, need a caring community where they can feel settled. Missionaries returning from overseas need these communities to lessen cultural shock. Besides future generations will need these retirement homes for the same reasons. No amount of money can supply these deeper blessings.

7. This new policy indicates that the Board is moving away from its ministry to the whole person, into the insurance business of giving only money. Money alone is cold comfort when a person needs the moral support and sense of community that one finds in the clusters.

8. This plan is divisive as witnessed by the various overtures being passed and the flood of letters being sent to the Board demanding that it rescind its plan to sell its retirement homes.

9. This new plan is damaging the Presbyterian Church's image and reputation in the secular community, as people who hear of it are appalled that the Church would treat its retired servants in such a way. It is a poor witness to the world and bad public relations for the Church.

Thus we have found the Board's plan to sell its retirement homes to be unnecessary, illegal, immoral, ill-conceived, disruptive, divisive, inadequate to meet the real needs of retirees, and damaging to the Church's image. So we would make a positive suggestion. The Church will be launching a Bi-centennial Fund drive in the near future. How appropriate it would be for the Board of Pensions to ask for a portion of that Fund to expand its Independent Living Program. We believe it would have a broad appeal because Presbyterians want to honor their retired servants who have given their lives in Christian service.

JAMES L EWALT
49 MORGAN CIRCLE
SWARTHMORE PA 19081

HELP KEEP THE HOMES PROGRAM — A PRESBYTERIAN TREASURE!

These quotations are taken from "A Study of the Homes Program of the Presbyterian Church (U.S.A.)" by Barbara Payne, Ph.D., and Earl Brewar, Ph.D., of the Georgia State University Gerontology Center, commissioned (and paid for) by the Board of Pensions.

"The Homes Program for retired missionaries and ministers began in 1883 (104 years ago)." (Page 5)

This is a treasure! Let us keep the treasure.

"The estimated value of the homes is $19,252,798." (Page 6)

Each home is a gift given to those who gave of themselves. Let us keep the faith.

"The Homes Program demonstrates the early recognition, concern and constructive planning for the unique financial and physical needs of retired servants of the church." (Page 7)

Keep the treasure! There are those who deserve it.

"Recommendation 1. It seems clear from this study that the Homes Program should be continued and expanded." (Page 29)

This is a treasure! Let us keep it.

"Recommendation 10. In order to expand this program, a church-wide capital funds project should be planned." (Page 30)

This is a treasure! We can increase it.

"Recommendation 14. As the only mainline denomination to provide for the housing needs of some of its retired church workers through a national agency, the Presbyterian Church should take pride in the Homes Program and strengthen it." (Page 30-31)

This is a treasure! Let us rejoice in it.

"The incomes of the residents in the Homes Program were much lower than for other retirees." (Page 32)

This is a treasure! Share the treasure.

"Homes residents were more satisfied than other retirees . . . the sense of community and security. This factor alone would reinforce a decision to extend the Homes Program." (Page 33-34)

Such a home is a treasure! Let us preserve it.

"Although older, the Homes residents rated their health higher than other retirees." (Page 34)

Health is a treasure! Let us guard it.

"There was strong agreement among the managers (of other Presbyterian Homes) that the Homes Program should be continued and expanded." (Page 34)

This is a treasure! Don't sell it.

"For ministers and missionaries, for whom relocation is built into their lives, survival is with a community of persons with shared experiences rather than within a 'place specific' community." (Page 10)

This is a treasure! The treasure is people.

"The most moving experiece was the observation . . . that this was good place to live in later life. It was the best place to die, not alone, but within the context and support of a Christian group. It was the best place to be as a survivor, surrounded by a caring community. Death was viewed as a transition and a time to celebrate the life of the resident." (Page 70-71)

This is a treasure! A treasure beyond price!

"Most felt that some special consideration needed to be given to those who had low income during their active years. This should be viewed as compensation and reward, not as 'charity'." (Page 74)

This is a treasure! And a suitable reward.

"The enthusiasm of the residents for their retirement home was experienced at every

site. The residents expressed great appreciation for the unique and new comaraderie that resulted from the diversity of both individuals and experience in the Homes communities." (Page 75)

This is a treasure! Let us treasure it.

In spite of the mandate of the General Assembly to the Pension Board "to establish and operate retirement housing" (General Assembly Minutes 44.001, page 669), and in spite of the clear and repeated recommendations of its own study, the Board of Pensions announced in November, 1987, that it has closed the Homes program to new residents, and intends to sell the homes, which will require the eventual moving of ministers and missionaries who understood that they could stay as long as they were capable of independent living.

THE READERS' OUTLOOK (Letters to the Editor)

The church and its retirees

Charles Hammond's article ("On the Pension Homes Decision — What Is the Key Log in the Jam?") in the March 14 *Outlook* strikes right to the heart of my concern.

These clusters of retirement homes which the Board of Pensions, under the General Assembly, has maintained provide a context for a great quality of life and comunity in our retirement years. Some of the statements we have received from the Board of Pensions acknowledge that this is true. Probably those homes provide the context for a better quality of life than we will be able to find elsewhere.

I believe that the finanical problems to which the staff has pointed can be solved without selling the homes, and some statements from the board seem to hint that this may be true. Surely this ought to be fully explored.

Since statements from the board make it clear that the Grants Program has not yet been defined, there surely is no assurance that such grants will prove to be more flexible, fair or comprehensive in their effect than the Homes Program, supplemented with an Assistance Program.

I, for one, have not yet heard of a way of administering the Grants Program without, in a sense, degrading those receiving the grants. Statements from the staff of the board acknowledge that this is a problem.

Yet neither these nor other problems resulting from the decision of the Board of Pensions to sell the retirement homes seems to touch the real crux of the matter.

The basic question is the kind of relationship the church should have to its retired servants — lay people and ministers and their spouses. This the General Assembly must decide. The General Assembly must also decide what kind of agency should be responsible for fulfilling that relationship.

If the Board of Pensions is to become strictly an agency for receiving and dispensing funds — a Pension Plan, a supplement to Medicare and a supplement to the state welfare system — the church may find that such functions could be performed at least as efficiently by a commercial insurance company.

It is my hope that the Board of Pensions of the Presbyterian Church (U.S.A.) will continue to be an instrument of the love which bears one another's burdens and which cares about assisting in providing not only for food and shelter, but also for the quality of life which is available to our ministers, missionaries and lay staff people in their later years.

ADA SHERWIN BLACK
Los Gatos, Calif.

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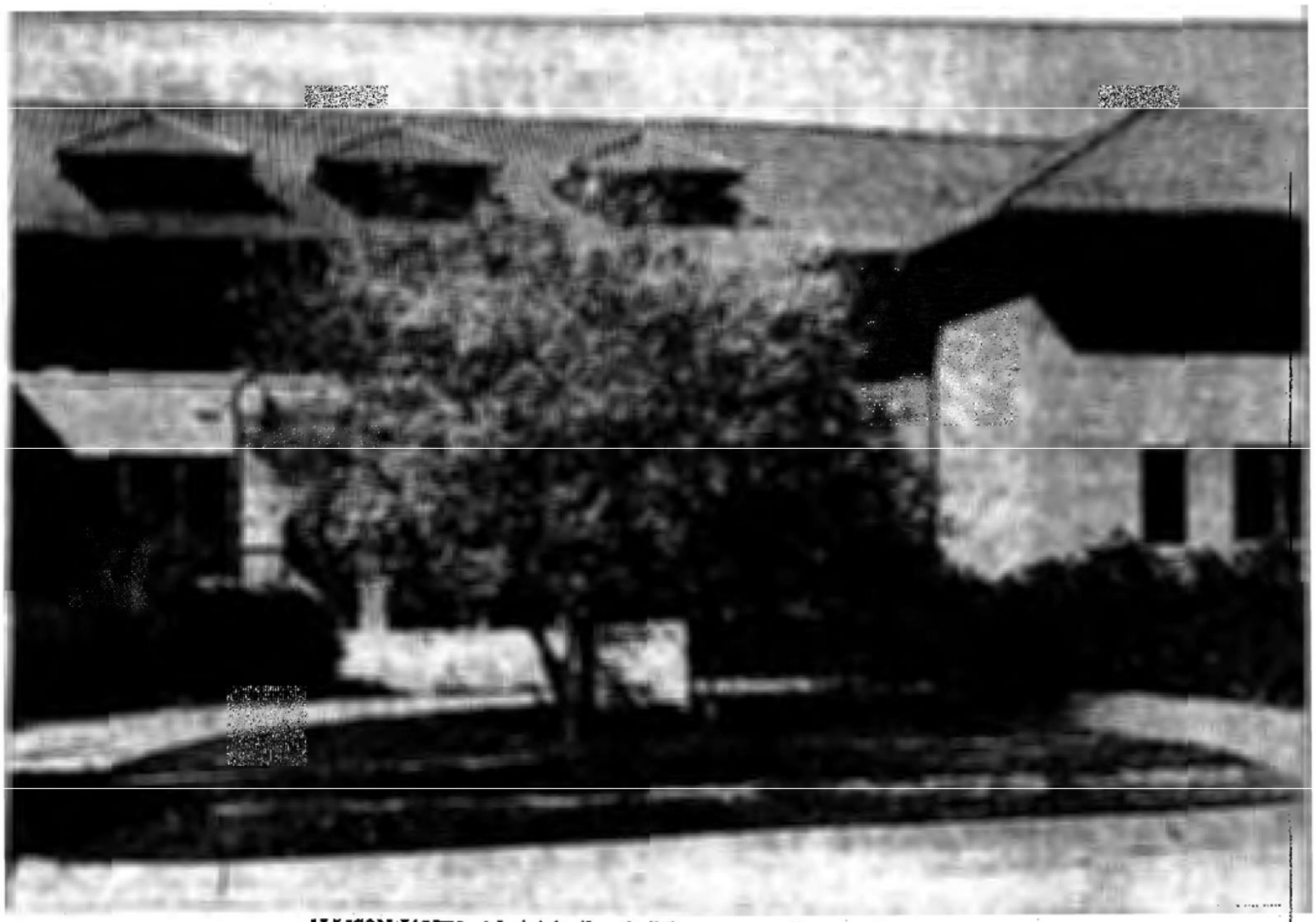
REV. DONALD B. REITZ

(OVER - PLEASE)

AUG 7 1963



ALLISON-JAMES Administration building . . . on its way down.

Old School To Go Down

K.L. House Construction Co. of Albuquerque has obtained permits to begin immediate demolition of the administration building and boys dormitory at the old Allison James School.

The project is to begin clearing the campus site for construction of a million-dollar Presbyterian retirement center for ministers and missionaries.

The firm, awarded the contract for construction of the first phase of the project earlier this summer, also obtained permits from City Building Inspector Mel Hagman to demolish the gymnasium and manual arts building starting January 1.

Hagman said the company plans to have the demolition projects finished and the site cleared by March 1.

Dec. 1975

AVAILABLE RETIREMENT FACILITY

The United Presbyterian Board of Pensions has recently revised the admissions policy at La Casa Grande, Plaza del Monte, Santa Fe, New Mexico. This retirement facility, formerly reserved for ministers and other professional Church workers, is now open to lay-persons as well.

La Casa Grande provides two-room units for couples and one-room units for single retirees, with a central dining room, lounges and group activity rooms. Residents are encouraged to bring their own furnishings. This is a boarding home - not a nursing home - and is limited to persons able to care for themselves. No capital investment or "founders fee" is required.

Interested persons are invited to contact:

Manager, Plaza del Monte
417 Paseo de Peralta

Mailing address: Plaza del Monte
P.O. Box 1888
Santa Fe, N. Mex.
87501

Phone: AC 505-982-8539

A Brief History of

PLAZA DEL MONTE

Square of the Mountain

The year 1986 marks the twenty-fifth anniversary of the opening of Plaza del Monte, a retirement facility operated by the Board of Pensions of the Presbyterian Church (U.S.A.). Plaza del Monte is a home for retired servants of the Church, including ministers, missionaries, commissioned Church workers, and their spouses.

A Homes Program of the Board of Pensions was inevitable, inasmuch as most servants of the Church, particularly in earlier years, had lived in manses or facilities provided by the Church. Consequently they came to a time of retirement without a home, or equity in a home, and in too many cases had made inadequate provision for their retirement. The Homes Program began in 1883 when a New York City doctor gave his home to be used as a "home for disabled ministers, and the widows and orphans of deceased ministers of the Presbyterian Church". The Program has grown across the country through more than 100 years with the provision of clusters of individual homes, apartments, new congregate homes and nursing homes and in some cases private homes that were left by concerned Christians who wished to provide a home for retired servants of the Church.

It was on the former site of the Allison-James School in Santa Fe that construction began in 1960 of a large congregate home for retired servants of the Church, to be known as Plaza del Monte. The construction of individual homes and apartments followed over the next twelve years, until the present facility was completed.

Plaza del Monte in Santa Fe, New Mexico, is considered one of the finest retirement facilities of the Presbyterian Church (U.S.A.), being ideally located a few short blocks from downtown Santa Fe and close to Church, library, theatres, stores and shops. It is located on an historical site where quite possibly Native Americans once lived, hunted, and tilled the soil. Arrowheads and potshards give evidence of this likelihood.

In 1846 New Mexico became part of the territory annexed to the United States from Mexico. Education and religious instruction were in a deplorable state throughout the area. Methodist, Baptist and Presbyterian missionaries began to arrive in the mid eighteen hundreds to minister to the forgotten people who had migrated on the Santa Fe Trail, and to the Indians and Hispanics who had lived here for centuries.

The first Presbyterian missionary to visit Santa Fe was Miss Matilda Allison, who stopped in 1848 on her way to Chihuahua. She stayed long enough to organize a group of women for prayer and Bible Study and returned several years later as a teacher in a girls' school. The Reverend David McFarlan and his wife, Amanda, came to Santa Fe in 1866 and organized the First Presbyterian Church and a small parochial school, beginning with eleven pupils. This was the seed of many years of distinguished work done by the Presbyterian Church,

not only in establishing churches, but especially in starting schools in the small towns and villages in the mountains.

Allison-James School was one such school and for 93 years occupied the site on which Plaza del Monte is now located. The School was to go through many changes, locations, and name changes until in 1913 it became the Allison-James School for girls. In 1934 the School became co-educational; a boarding Junior High School for one hundred boys and girls. In 1959 when the purposes for which Allison-James School was founded were being fulfilled by public schools in most towns and villages of New Mexico, this historic School was closed.

In 1960 when the Board of Pensions was actively engaged in providing retirement housing for retirees, it secured the Allison-James campus from the Board of National Missions, razed the buildings that could not be used, and began construction of Plaza del Monte. The new facility was opened to its first residents in 1961. Donald and Saline Clauser were the first administrators. They were natives of New Mexico, having lived in Santa Fe for many years, where they owned and operated their own business and were active members of the community and the Presbyterian Church.

Plaza del Monte is thought of as a show place in Santa Fe, with its beautiful trees, lawns, flowers, landscaping and well kept homes. It has no nursing facility inasmuch as residents are expected to be able to live independently. Residents of Plaza del Monte have through the years been a vital part of the Santa Fe community, contributing many volunteer hours and talents to its spiritual and cultural life. They have been and are serving in many Santa Fe community organizations, including the hospital, social welfare organizations and churches. It is a loving, caring, supportive community within itself where a lot of fun and frolic have been an essential part of the life of its residents. It is a witness to the purpose of the Board of Pensions of the Presbyterian Church (U.S.A.) to provide for the needs of retirees.

At present, in 1986, there are 94 Plaza del Monte residents. It has been managed by five manager couples, each couple contributing in their own special way to the care and comfort of the residents. In recent years there has been a special emphasis on upgrading, repairing, refurbishing and improving energy conservation at Plaza del Monte, all of which has contributed greatly to its general improvement and appearance.

What began some 100 years ago is still changing and growing, but always with the welfare and comfort of retired servants of the Church in mind and to witness to the Glory of God.

HAPPY BIRTHDAY, PLAZA DEL MONTE !!

- T H A N K Y O U, L O R D ! !

The Meeting Ground at Ghost Ranch

Resolana: A common element in the diverse communities of northern New Mexico is the centuries old tradition called *resolana*. In villages of our region, the south-facing wall of the plaza was known as the resolana: the sunny spot. In the winter, as the sun's rays warmed the adobe brick, residents of the community gathered at the resolana to tell stories, express opinions, and catch up on all the news. Resolana was a value guiding community life. Resolana stood for people coming together in community.

At Ghost Ranch the tradition of *resolana* thrives. Our commitment to *resolana* is the time-honored ground on which we intend to establish "The Meeting Ground", a place where leaders and potential leaders, from all walks of life, can come to receive intensive, long-term training in constructive engagement with conflict and in building healthy communities.

A Pressing Need: Our world has become a global village where people from vastly different cultures and backgrounds must work together to develop and share the resources of our precious planet. The increasing inter-connectedness of peoples all over the globe presents humankind with great opportunities and severe challenges. We must learn to live cooperatively with people who are different and to find constructive ways of resolving inevitable conflicts. The rich web of connections of our contemporary world has elevated honest dialogue and collaborative approaches to conflict to a level of ultimate importance for human survival. Conflicts escalate and poor decisions are made when people with differing views cannot establish genuine communication and a positive working relationship. Often, people fail to communicate and work together effectively because they lack both the understanding and the skills that foster collaborative and constructive approaches to conflict. We see a pressing need to establish a "Meeting Ground", a training center that will provide leaders, emerging leaders and young people with the understandings, the skills and the experiences that will enable them to approach conflict in a constructive and creative way and to be effective peacemakers who work to build healthy communities.

"Wisdom involves moving from limited, exclusionary perspectives to more inclusive perspectives that embrace more of the whole picture, the common good, the long-term view." Tom Atlee

Vision: The Meeting Ground at Ghost Ranch will become a local and national training center for the skills of peacemaking and community building, including the following: 1) How to create a safe environment and respond effectively to past or present trauma; 2) How to guide a process of reconciliation; 3) How to support a Restorative Justice approach to a conflict; 4) How to develop trust, build relationships and teach communication skills; 4) How to foster collaborative and constructive engagement with conflict.

The spirituality that is at the core of the Ghost Ranch mission will inform our work and will enable our participants to tap into their deep inner resources however these resources are conceived. The Meeting Ground will offer a unique program that employs many of the special assets of Northern New Mexico in the process of peacemaking and community

building. These assets include the rich multicultural life of our region, a vibrant and culturally diverse arts community and awesome natural beauty. This kind of multi-faceted approach grows organically out of the long commitment of Ghost Ranch to peace work, arts and outdoor programming and to working collaboratively with the people and communities who live in our region.

Outcomes:

1. We will train present and emerging leaders in peacemaking understandings and skills. These leaders will come from public service, business, religious and non-profit communities.
2. We will support the peacemaking efforts of those we have trained after they return to their communities.
3. We will build local networks of peacemakers, starting in our own region, so that our trainings can have a broad impact. Through these networks, peacemakers will receive the support and inspiration from their colleagues in their communities.
4. We will support local groups and communities to recover and renew their own traditional peacekeeping ways.
5. Communities who are dealing with a highly sensitive or controversial public issue will send a diverse representation of their community to the Meeting Ground to form a "Deliberative Democracy" group. Each group of citizens will dialogue and arrive at constructive win/win responses to controversial community issues, such as water or land use.
6. Agencies and stakeholders to issues of public concern will be brought together to collaborate on creative approaches to a common concern. Example: Law enforcement officers, school principles, judges, social workers and community members could come together to work on a holistic approach to juvenile court issues.
7. The individual members of each group that comes to the Meeting Ground will absorb the values and learn the skills that support honest dialogue and creative problem solving. These skills include the ability to:
   a. Create a safe and supportive space that will nurture reconciliation
   b. Analyze the many levels of a conflict
   c. Listen carefully and empathically.
   d. Surface and examine stereotypes about the "other side".
   e. See situations from the perspective of another position, culture or world-view.
   f. Communicate effectively.
   g. Assume a creative and constructive approach to conflict.
   h. Negotiate towards a "win/win" resolution.
8. The Meeting Ground will work collaboratively with other organizations doing peace work.

Why Ghost Ranch? What we uniquely offer:

When Arthur Pack gave the Ranch to the Presbyterian Church in 1955, he envisioned that Ghost Ranch would be a retreat center that actively pursued "peace and justice." In turn, the earliest leaders dedicated Ghost Ranch to be a place where people would perceive the call of God's Spirit leading them to work for peace and justice.

Over the years, Ghost Ranch has gained expertise in leadership training and cross-cultural

education. We have offered numerous workshops to inspire and support people doing peace and justice work. Our commitment to create a "meeting ground" at Ghost Ranch emerges out of our founding vision and our on going commitment to this essential work.

Ghost Ranch has long been a place for spiritual reflection, a sanctuary from the demands and stress of the world. The spacious beauty of our landscape inspires people to go beyond limited thinking and to embrace new understandings and insights. The spirituality at the center of our peace and justice work makes the Ranch a unique setting for the Meeting Ground.
We have years of experience in outdoor adventure programming as well as programming in the arts. Physical and creative activities are proven methods to dissolve barriers and build relationship.

Ghost Ranch also offers The Meeting Ground unique flexibility. Ghost Ranch includes two campuses: 1) An urban facility blocks from the plaza and the cultural richness of Santa Fe; 2) A wilderness facility, located on 21,000 acres of land an hour and a quarter north of Santa Fe.

The Initial Phase of The Meeting Ground:
Ghost Ranch and the McCune Charitable Foundation have funded the initial phase of The Meeting Ground. The goals of this current phase are four fold: First, we have begun the essential work of The Meeting Ground—to nurture honest dialogue, relationship and community—with the interviews and the roundtables noted below. Second, we are applying the information from the interviews and roundtables to help clarify and sharply focus the particular mission of The Meeting Ground. Third, we are developing our organizational capacity to create the outcomes described in this proposal. Fourth, we are establishing relationships with local and national leaders who will both support and participate in the trainings we will offer. During this Initial Phase we will:

1. Interview twenty national leaders with expertise in working with groups in conflict.
2. Meet with fifteen to twenty local community leaders and mediators to determine the interests and needs of the various communities in our region.
3. Initiate the Meeting Ground with a series of four to six "round-table" conversations. The purpose of each roundtable is two fold: 1) Community Building: we will bring diverse members of our community together in creative dialogue about peacemaking; 2) Visioning: the participants in the roundtables will help Ghost Ranch surface and prioritize the needs for our work and design the unique approach of the Meeting Ground. The roundtables will include people from diverse cultural background who have experience in peacemaking, the arts, adult education, outdoor programming, spiritual leadership and more. We will invite people who would be likely leaders as well as likely participants in our program.
4. Produce a written report summarizing the process and the content of each round-table.
5. Recruit and form an Advisory Board with local and national representation. The initial goals of the Advisory Board would be to:
    a. Connect to Ghost Ranch and discover its resources.

b. Study the written reports of the interviews and round-tables and help define the mission, the audience and the peacemaking methodology of the Meeting Ground.
c. Brainstorm possible projects and funding for The Meeting Ground.
d. Advise on what organizations to approach for collaboration
e. Provide a local and national referral source for the Meeting Ground.

6. Produce a final written report summarizing the outcomes of all of the above: the interviews with the national leaders, the study of existing organizations in our field, the round-tables and the work of the Advisory Board.

Phase Two: The First Training at the Meeting Ground

Background

The interviews and conversations at the heart of our Initial Phase (see above) have led us to a clear vision for our first training. This training, tentatively scheduled for Summer/Fall 2005, will be offered to leaders of religious communities, both lay and clergy. People often think of religions as a source of conflict. Sadly, some religious communities have fomented dangerous conflict. However, our research has shown that many religious leaders and communities have also played a unique role in bridge building and peacemaking across the globe. The values and moral standing of religious communities enables them to bring people together and to call on their highest intentions when other attempts at peacemaking have failed. Important values, held by many diverse religions, such as compassion, reconciliation and forgiveness, can play a decisive role in responding to conflict. (See Johnston and Sampson, Religion the Missing Dimension of Statecraft). We feel that training religious leaders can have a powerful effect in building the peacemaking capacity within communities.

Training:

We propose to design and conduct a one year training for twenty to twenty-five leaders, both lay and clergy, of religious communities. Ideally, each participating community will send two people, one clergy and one lay person (clergy-lay team). The training will begin with a three-day retreat and end with a two-day retreat. At the initial retreat we will foster strong relationships among the participants and train them in the understandings and skills mentioned above. Soon after our participants return to their communities, each clergy-lay team they will define a peacemaking or community-healing project that they will work on for the year of the training. During the year, The Meeting Ground will be in contact with each participant to support the work. We will hold bi-monthly gatherings to deepen the training and support the on-going work. We will also create an internet site where participants can share their questions, challenge and successes. At the concluding retreat, each participant will share the learning, obstacles and celebrations that emerged from their project. We will use these "case models" to reinforce and broaden the learning from the year. Toward the end of the retreat, each participant will speak about "how do we continue to develop the work". Finally, we will conclude with a major celebration of the on-going community building and peace work of each participant. Each participant will be encouraged to invite family members and community members to join in our

concluding celebration.

Jim Baird
Director of Program
Ghost Ranch

Rabbi Nahum Ward-Lev
Founding Director
The Meeting Ground at Ghost Ranch

April 18, 1988

REPORT TO THE SESSION OF TASK FORCE
ON FUTURE OF PLAZA DEL MONTE

The activities of the Task Force were reported orally to the Session at its meetings on January 13 and March 15, 1988. At the March meeting it was suggested that a written report be made so that all Session members would be fully informed.

The Session at its December 16, 1987 meeting appointed the Task Force to "explore ramifications regarding the future of the Plaza del Monte property, including the feasibility of purchasing as a retirement center for lay people and church professionals". Members of the Task Force are: Richard N. Carpenter, E.G. Williamson and John A. Le Van, Chair. In addition to the three of us the following persons were named as consultants to the Task Force: Anne Bateman Noss, The Rev. Arthur M. Romig, The Rev. Arthur Stevenson and The Rev. William A. Morrison; The Rev. Gordon Ingram, our Interim Pastor, serves as Staff Resource. The Session's action was inresponse to the concerns of the residents of Plaaa del Monte and of many other members of our congregation over the unexpected announcement by the Board of Pensions on October 29, 1987 that it would sell six of its seven centers for retired clergy, missionaries and their spouses, including Plaza del Monte. In spite of the report of the Board's consultants that the Homes Program should be expanded, the Board concluded it did not have the resources to expand the program and that the centers should be sold to provide a fund, the income from which would be used to make "needs-based housing grants" to retirees, including lay employees of the Church. The letter expressed concern that present residents be given every consideration, but without specific reassurances as to how this would be accomplished. The Board received highly critical objections from the residents' groups at all the retirement centers, and in response, sent a much more sensitive letter of December 4, 1987 assuring residents that their needs would be given highest priority, that no resident would be moved except as a last resort and that the Board would pay all moving expenses. The Co-Presidents of the Board of Pensions visited each facility in December, 1987 to further reassure the residents.

The Board had indicated that from January 1, 1988 to December 31, 1989 the centers would be offered for sale to Presbyterian-related homes organizations and for two years thereafter to other non-profit organizations and only after that period to commercial interests.

The Task Force during November and December, 1987 met with residents of Plaza del Monte and with the local managers, Gaylen and Leona Friesenborg. We also had telephone conversations with several managers of retirement homes successfully operated by Synods, Presbyteries and local churches across the country and with executives of non-profit retirement homes. Without exception we were warned that the operation of retirement homes is a difficult business and should only be entered into with the greatest caution and only with professional help. We have concluded that if our Synod

Presbytery or church should seriously consider the purchase and operation of Plaza del Monte, that a professional consultant should be employed to determine the economic feasibility of the operation. The cost of such a study would be about $4000.00.

To begin to think intelligently about the feasibility of a Presbyterian-related group acquiring and operating Plaza del Monte, it is necessary to have at least some idea of the terms and conditions under which the Board of Pensions would sell the facility and what its operating expenses have been. We were advised that the Board had contracted for an appraisal of the facility. Accordingly, we wrote on February 3, 1988 to the Chairperson of the Board with copies to the Co-Presidents and staff explaining our interest and asking for copies of relevant formal actions of the Board, operating expense experience, a copy of the appraisal when completed and the Board's policies concerning terms of sale. There has been no acknowledgement of or response to this letter at this date.

Since we had concluded it would be necessary to hire a consultant at some time, we wrote to the Chairperson of the Board on February 22, 1988 asking whether the Board would provide the funds for such a study, since the budgets of our church or the Synod or Presbytery did not provide for it. By letter of March 14, 1988 the Manager of the Board's Homes Program replied stating that the Board would only pay for consultants which it had hired. However, on March 22, 1988 he telephoned to say that the Co-President of the Board wanted us to know that there was flexibility in the Board's policy of sharing the cost of consultants, even if hired by us. In the meantime Gordon Ingram appeared at the meeting of the Synod of the Southwest Council on February 26, 1988, and it agreed to pay half of the cost of a consultant up to $2000.00.

We only recently learned that at the February 27, 1988 meeting of the Board of Pensions, the Board affirmed its decision to sell its retirement homes, but voted not to take any irreversibly actions on the sale prior to the meeting of the General Assembly June 7 - 15, 1988. At least nine Presbyteries have submitted overtures to the General Assembly asking that the policy be reconsidered. This may explain the failure of the Board to communicate with us, and we probably cannot obtain much more information until after June. The General Assembly could (1) deny the overtures, (2) order further study until the 1989 General Assembly, or (3) reverse the policy. We do not think it likely that the policy would be reversed without further study. We also feel that another year of study could result in further deterioration of the viability of Plaza del Monte, since the Board has announced that it will not admit any new residents. The congregate living facility and diningroom at Plaza del Monte will not be operating after July 1988, since most of its residents have been relocated, and there has been no waiting list for these accomodations for several years. Even though there is a large waiting list for the cottages and apartments, it seems unlikely that prospective new residents would want to move there in any event, given the continuing uncertainties.. Accordingly, your Task Force feels the

best result would be obtained if the General Assembly affirmed the Board's decision and the sale of the facilities continued.

At the March 15, 1988 Session meeting the Task Force urged the Session to consider the commitment required of First Church, Santa Fe, if it were involved in the acquisition and operation of Plaza del Monte by the Presbytery, Synod or by our church. Regardless of which entity acquired the property, there would be a significant commitment of time and energy by our congregation. This commitment would undoubtedly have an impact on the congregation's other local mission activities. At some stage there would also be a significant, but as yet undetermined, financial commitment.

If the General Assembly affirms the Board of Pensions' decision then after June it will become necessary to hire a consultant to conduct a feasibility study at a cost of about $4000.00. The Synod has commited half of that cost, and we would hope the Board would pay the other half, but if it will not, then the Session would be faced with making up the difference.

Your Task Force again urges the Session to consider the extent ot the commitment it and the congregation would be willing to make on behalf of this vital and contributing part of our congregation. In the event the acquisition and operation of Plaza del Monte by a Presbyterian organization should prove feasible, a significant commitment of human resources and finances would be required.

We will advise the Session as soon as the action of the General Assembly becomes known. If any member of the Session would like to have copies of any of the communications referred to in this report, we will be glad to supply them.

Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By: J. A. Le Van

John A. Le Van, Chair

The Pensions and Benefits Committee of the General Assembly recommended and the General Assembly approved the following actions:

1. The Pensions and Benefits Committee recommends that the 200th General Assembly not concur with the decision by the Board of Pensions to change the Homes Program from one based solely on Board-owned housing to one based solely on housing assistance supplements.

   The Committee recommends that the 200th General Assembly direct the Board of Pensions to implement the Amended Homes Program of October 24, 1987 with the following changes:

   a. Grant first priority for vacancies at Westminster Gardens to retiring missionaries; second priority to persons on the waiting list as of June 30, 1988, who were at least 65 and have been on the waiting list at least river years; third priority to persons 65 or over on the waiting list as of June 30, 1988, for less than five years.

   b. Continue the Board's ownership and management at Morganwood (Swarthmore, Pennsylvania) and El Sombroso Oaks (Los Gatos, California) and that there be no further sale of either cluster without approval from General Assembly.

   c. Move toward making each of the above clusters self-supporting.

   d. Solicit funds through Bi-Centennial Fund and other sources for expansion of Westminster Gardens including:

      1) Additional units

      2) A new Skilled nursing center

      3) A personal care unit

   e. Solicit funds through Bi-Centennial Fund and other sources to endow Housing Assistance Supplements.

   f. Institute Housing Assistance Supplements as funds derived from sale of homes and the Bi-Centennial Fund permit. Include lay employees as funds permit.

   g. Representatives of the board will meet with resident groups annually to review the Housing program.

   h. Continue consultations with the Global Ministry Unit, the Church Vocations Ministry Unit, and Presbyterian-related Homes, on housing needs for missionaries and other retirees.

j. Evaluate and review the Program and report findings to the 203rd General Assembly (1991). The review team shall include at least one current resident from a Board-owned home and one person from the waiting list.

2. The committee recommends that the 200th General Assembly direct the General Assembly Council to refer to the Church Vocations Ministry Unit the study mandated in 41.358-.359 of the minutes of the 199th General Assembly.

The committee further recommends that this study specifically evaluate the Homes Program and Supplemental Assistance Grants.

The committee further recommends that the 200th General Assembly direct this task force to consult with and consider for inclusion on the task force current residents of the homes program, members on the waiting list, both lay and clergy, and the Board of Pensions.

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

(215)963-1156

August 25, 1988

Rev. Jack L. Zerwas
3310 Camino Ceilo Vista
Santa Fe, NM 87505

Dear Jack:

Enclosed you will find a copy of the action taken by the General Assembly last June. The Board of Pensions has accepted and affirmed these actions and will be working toward implementation.

Your task force should know that the Board has been receiving a fair amount of interest in the property - mostly by developers who want to purchase Casa Grande. The Board's direction is to seek Presbyterian-related organizations who wish to purchase the property. So far, we have not had any serious inquiry on that front. Since the staff will be working more earnestly to find a buyer, I feel that your group should be developing a firm proposal for the Board's consideration, if you expect to make a proposal. There is some time yet but some indication of your direction should be forthcoming in the near future.

I hope this letter has been helpful.

Sincerely,

John S. McAnlis
Manager, Homes Program

JSM/

cc Gaylan and Leona Friesenborg

Enclosure

Jack -
Sorry I couldn't show this to you before sending to session, but I simply ran out of time -
Jack

September 19, 1988

SECOND REPORT TO THE SESSION OF TASK FORCE ON FUTURE OF PLAZA DEL MONTE

There is attached hereto the first written Report of the Task Force dated April 18, 1988. Since that time The Rev. Jack Zerwas has been filling in for The Rev. Arthur Stevenson and David Douglas has been added to the group.

The Board of Pensions would not respond to our requests for operating expenses and other information concerning the operation of Plaza Del Monte prior to the General Assembly, which met from June 7-15, 1988. The Task Force talked to and sent a letter to the Chairperson of the Pensions and Benefits Committee of the General Assembly to which Overtures concerning the Board's actions were referred. The General Assembly adopted the recommendations of that Committee, a copy of which is attached hereto, which stated that the Board of Pensions should continue to operate the retirement facilities at Duarte, California, Swarthmore, Pennsylvania, and Los Gatos, California, and report back to the 1991 General Assembly. This meant that the Board was free to negotiate for the sale of its facilities in Lakeland, Florida, Portland, Oregon, Topeka, Kansas and, of course, Plaza Del Monte.

In a telephone conversation with Arthur Ryan on June 24, 1988, he confirmed the actions of the General Assembly, said that the Board would continue to look into the possibilities of selling Plaza Del Monte, but that nothing would be finally decided until October (presumably at a meeting of the Board in late October.)

In mid-July, 1988 David Douglas telephoned John Mc Anlis, Manager of the Board's Homes Program and was able to obtain a copy of the appraisal of Plaza Del Monte, which had been completed in June. The appraiser gave his opinion of the market value of the facility for retirement purposes and for its highest and best use. This does not give any indication of what the Board would sell the facility for.

On August 26, 1988, I telephoned Arthur Ryan again and repeated my requests of February 3, March 22 and June 24, 1988 for the Board's records of operating expenses, without which no intelligent assessment of the economics of continuing operation could be made. He told me that John Mc Anlis was on vacation until September 6, at which time he would instruct him to send me the last five years operating expenses.

In the meantime, Art Romig had heard from John R. Glenn, a Presbyterian minister who is President of National Church Residences, a non-profit organization with a 26-year record of successful retirement home operations. It has 6000 residential units in 120 communities in 20 states. We had talked to Mr. Glenn in December, 1987, but at that time he told us that he had expressed NCR's interest in acquiring all of the Board's homes, but that the Board refused to discuss it with him. Art Romig learned from John Glenn

that this attitude has now changed, and that John Glenn had received a letter from Arthur Ryan dated August 10, 1988 saying that the Board would like to explore NCR's acquisition of its retirement facilities. I talked to John Glenn on August 26, and he confirmed that NCR was most interested , but needed financial information, which I should request. Accordingly, I telephoned John Mc Anlis on September 6 and told him that both our Task Force and John Glenn needed operating income and expense data, rent rolls or at least the amount of rent subsidy the Board would continue to pay. At this datethe information has not been received, but if it should arrive before the Session meeting, I will ask David Douglas or Dick Carpenter to advise the Session. I have also sent our copy of the appraisal to John Glenn, so NCR at least has had that information.

The Task Force feels at this time that the optimum solution to continuing the operation of Plaza Del Monte would result if NCR would acquire it, since NCR has a proven track record and the expertise to successfully and sensitively operate the facility and maintain its unique sense of community. NCR's financial analysis might also obviate the necessity of hiring an independent consultant, which we have estimated would cost around $4,000, although Arthur Ryan has confirmed that the Board would be willing to share this cost, and the Synod of the Southwest has committed to pay one-half of the cost, up to $2,000.

We also want to report that the Board has communicated with the current residents that it reaffirms the assurances given in December, 1987 that they can live in their residences and, if a cluster is sold, it will be sold subject to this right; that the schedule announced October 24, 1987 of two years for sale to a Presbyterian entity, two years for sale to a non-profit and then on the open market would be followed.

The Task Force is hopeful that NCR can complete its investigation of Plaza Del Monte soon, and that suitable agreement on purchase price and other terms and conditions can be worked out without requiring any significant financial commitment by First Church. We will keep the Session advised of further progress. In the meantime we feel that the Session shoul consider the recommendation from the Men's Breakfast group that the church should look into the possibility of acquiring Casa Grande, the congregate-living facility at Plaza Del Monte for use as a Parish House and for additional parking space. There are no residents living in Casa Grande and no dining service is being provided. Several organizations are interested in the property, but presumably our church would have priority for these first two years. Acquisition by our church would involve a significant financial commitment, and would require considerable study by the Session.

Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By _____
John A. Le Van, Chair

Presbyterian Documents 00051

TCT

September 19, 1988

SECOND REPORT TO THE SESSION OF TASK FORCE ON FUTURE OF PLAZA DEL MONTE

There is attached hereto the first written Report of the Task Force dated April 18, 1988. Since that time The Rev. Jack Zerwas has been filling in for The Rev. Arthur Stevenson and David Douglas has been added to the group.

The Board of Pensions would not respond to our requests for operating expenses and other information concerning the operation of Plaza Del Monte prior to the General Assembly, which met from June 7-15, 1988. The Task Force talked to and sent a letter to the Chairperson of the Pensions and Benefits Committee of the General Assembly to which Overtures concerning the Board's actions were referred. The General Assembly adopted the recommendations of that Committee, a copy of which is attached hereto, which stated that the Board of Pensions should continue to operate the retirement facilities at Duarte, California, Swarthmore, Pennsylvania, and Los Gatos, California, and report back to the 1991 General Assembly. This meant that the Board was free to negotiate for the sale of its facilities in Lakeland, Florida, Portland, Oregon, Topeka, Kansas and, of course, Plaza Del Monte.

In a telephone conversation with Arthur Ryan on June 24, 1988, he confirmed the actions of the General Assembly, said that the Board would continue to look into the possibilities of selling Plaza Del Monte, but that nothing would be finally decided until October (presumably at a meeting of the Board in late October.)

In mid-July, 1988 David Douglas telephoned John Mc Anlis, Manager of the Board's Homes Program and was able to obtain a copy of the appraisal of Plaza Del Monte, which had been completed in June. The appraiser gave his opinion of the market value of the facility for retirement purposes and for its highest and best use. This does not give any indication of what the Board would sell the facility for.

On August 26, 1988, I telephoned Arthur Ryan again and repeated my requests of February 3, March 22 and June 24, 1988 for tha Board's records of operating expenses, without which no intelligent assessment of the economics of continuing operation could be made. He told me that John Mc Anlis was on vacation until September 6, at which time he would instruct him to send me the last five years operating expenses.

In the meantime, Art Romig had heard from John R. Glenn, a Presbyterian minister who is President of National Church Residences, a non-profit organization witha 26-year record of successful retirement home operations. It has 6000 residential units in 120 communities in 20 states. We had talked to Mr. Glenn in December, 1987, but at that time he told us that he had expressed NCR's interest in acquiring all of the Board's homes, but that the Board refused to discuss it with him. Art Romig learned from John Glenn

that this attitude has now changed, and that John Glenn had received a letter from Arthur Ryan dated August 10, 1988 saying that the Board would like to explore NCR's acquisition of its retirement facilities. I talked to John Glenn on August 26, and he confirmed that NCR was most interested , but needed financial information, which I should request. Accordingly, I telephoned John Mc Anlis on September 6 and told him that both our Task Force and John Glenn needed operating income and expense data, rent rolls or at least the amount of rent subsidy the Board would continue to pay. At this datethe information has not been received, but if it should arrive before the Session meeting, I will ask David Douglas or Dick Carpenter to advise the Session. I have also sent our copy of the appraisal to John Glenn, so NCR at least has had that information.

The Task Force feels at this time that the optimum solution to continuing the operation of Plaza Del Monte would result if NCR would acquire it, since NCR has a proven track record and the expertise to successfully and sensitively operate the facility and maintain its unique sense of community. NCR's financial analysis might also obviate the necessity of hiring an independent consultant, which we have estimated would cost around $4,000, although Arthur Ryan has confirmed that the Board would be willing to share this cost, and the Synod of the Southwest has committed to pay one-half of the cost, up to $2,000.

We also want to report that the Board has communicated with the current residents that it reaffirms the assurances given in December, 1987 that they can live in their residences and, if a cluster is sold, it will be sold subject to this right; that the schedule announced October 24, 1987 of two years for sale to a Presbyterian entity, two years for sale to a non-profit and then on the open market would be followed.

The Task Force is hopeful that NCR can complete its investigation of Plaza Del Monte soon, and that suitable agreement on purchase price and other terms and conditions can be worked out without requiring any significant financial commitment by First Church. We will keep the Session advised of further progress. In the meantime we feel that the Session shoul consider the recommendation from the Men's Breakfast group that the church should look into the possibility of acquiring Casa Grande, the congregate-living facility at Plaza Del Monte for use as a Parish House and for additional parking space. There are no residents living in Casa Grande and no dining service is being provided. Several organizations are interested in the property, but presumably our church would have priority for these first two years. Acquisition by our church would involve a significant financial commitment, and would require considerable study by the Session.

Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By: John A. Le Van
John A. Le Van, Chair

April 18, 1988

REPORT TO THE SESSION OF TASK FORCE
ON FUTURE OF PLAZA DEL MONTE

The activities of the Task Force were reported orally to the Session at its meetings on January 13 and March 15, 1988. At the March meeting it was suggested that a written report be made so that all Session members would be fully informed.

The Session at its December 16, 1987 meeting appointed the Task Force to "explore ramifications regarding the future of the Plaza del Monte property, including the feasibility of purchasing as a retirement center for lay people and church professionals". Members of the Task Force are: Richard N. Carpenter, E.G. Williamson and John A. Le Van, Chair. In addition to the three of us the following persons were named as consultants to the Task Force: Anne Bateman Noss, The Rev. Arthur M. Romig, The Rev. Arthur Stevenson and The Rev. William A. Morrison; The Rev. Gordon Ingram, our Interim Pastor, serves as Staff Resource. The Session's action was inresponse to the concerns of the residents of Plaaa del Monte and of many other members of our congregation over the unexpected announcement by the Board of Pensions on October 29, 1987 that it would sell six of its seven centers for retired clergy, missionaries and their spouses, including Plaza del Monte. In spite of the report of the Board's consultants that the Homes Program should be expanded, the Board concluded it did not have the resources to expand the program and that the centers should be sold to provide a fund, the income from which would be used to make "needs-based housing grants" to retirees, including lay employees of the Church. The letter expressed concern that present residents be given every consideration, but without specific reassurances as to how this would be accomplished. The Board received highly critical objections from the residents' groups at all the retirement centers, and in response, sent a much more sensitive letter of December 4, 1987 assuring residents that their needs would be given highest priority, that no resident would be moved except as a last resort and that the Board would pay all moving expenses. The Co-Presidents of the Board of Pensions visited each facility in December, 1987 to further reassure the residents.

The Board had indicated that from January 1, 1988 to December 31, 1989 the centers would be offered for sale to Presbyterian-related homes organizations and for two years thereafter to other non-profit organizations and only after that period to commercial interests.

The Task Force during November and December, 1987 met with residents of Plaaa del Monte and with the local managers, Gaylen and Leona Friesenborg. We also had telephone conversations with several managers of retirement homes successfully operated by Synods, Presbyteries and local churches across the country and with executives of non-profit retirement homes. Without exception we were warned that the operation of retirement homes is a difficult business and should only be entered into with the greatest caution and only with professional help. We have concluded that if our Synod

Presbytery or church should seriously consider the purchase and operation of Plaza del Monte, that a professional consultant should be employed to determine the economic feasibility of the operation. The cost of such a study would be about $4000.00.

To begin to think intelligently about the feasibility of a Presbyterian-related group acquiring and operating Plaza del Monte, it is necessary to have at least some idea of the terms and conditions under which the Board of Pensions would sell the facility and what its operating expenses have been. We were advised that the Board had contracted for an appraisal of the facility. Accordingly, we wrote on February 3, 1988 to the Chairperson of the Board with copies to the Co-Presidents and staff explaining our interest and asking for copies of relavant formal actions of the Board, operating expense experience, a copy of the appraisal when completed and the Board's policies concerning terms of sale. There has been no acknowledgement of or response to this letter at this date.

Since we had concluded it would be necessary to hire a consultant at some time, we wrote to the Chairperson of the Board on February 22, 1988 asking whether the Board would provide the funds for such a study, since the budgets of our church or the Synod or Presbytery did not provide for it. By letter of March 14, 1988 the Manager of the Board's Homes Program replied stating that the Board would only pay for consultants which it had hired. However, on March 22, 1988 he telephoned to say that the Co-President of the Board wanted us to know that there was flexibility in the Board's policy of sharing the cost of consultants, even if hired by us. In the meantime Gordon Ingram appeared at the meeting of the Synod of the Southwest Council on February 26, 1988, and it agreed to pay half of the cost of a consultant up to $2000.00.

We only recently learned that at the February 27, 1988 meeting of the Board of Pensions, the Board affirmed its decision to sell its retirement homes, but voted not to take any irreversibly actions on the sale prior to the meeting of the General Assembly June 7 - 15, 1988. At least nine Presbyteries have submitted overtures to the General Assembly asking that the policy be reconsidered. This may explain the failure of the Board to communicate with us, and we probably cannot obtain much more information until after June. The General Assembly could (1) deny the overtures, (2) order further study until the 1989 General Assembly, or (3) reverse the policy. We do not think it likely that the policy would be reversed without further study. We also feel that another year of study could result in further deterioration of the viability of Plaza del Monte, since the Board has announced that it will not admit any new residents. The congregate living facility and diningroom at Plaza del Monte will not be operating after July 1988, since most of its residents have been relocated, and there has been no waiting list for these accomodations for several years. Even though there is a large waiting list for the cottages and apartments, it seems unlikely that prospective new residents would want to move there in any event, given the continuing uncertainties.. Accordingly, your Task Force feels the

best result would be obtained if the General Assembly affirmed the Board's decision and the sale of the facilities continued.

At the March 15, 1988 Session meeting the Task Force urged the Session to consider the commitment required of First Church, Santa Fe, if it were involved in the acquisition and operation of Plaza del Monte by the Presbytery, Synod or by our church. Regardless of which entity acquired the property, there would be a significant commitment of time and energy by our congregation. This commitment would undoubtedly have an impact on the congregation's other local mission activities. At some stage there would also be a significant, but as yet undetermined, financial commitment.

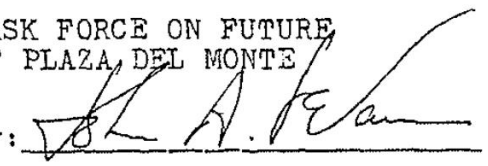
If the General Assembly affirms the Board of Pensions' decision then after June it will become necessary to hire a consultant to conduct a feasibility study at a cost of about $4000.00. The Synod has commited half of that cost, and we would hope the Board would pay the other half, but if it will not, then the Session would be faced with making up the difference.

Your Task Force again urges the Session to consider the extent ot the commitment it and the congregation would be willing to make on behalf of this vital and contributing part of our congregation. In the event the acquisition and operation of Plaza del Monte by a Presbyterian organization should prove feasible, a significant commitment of human resources and finances would be required.

We will advise the Session as soon as the action of the General Assembly becomes known. If any member of the Session would like to have copies of any of the communications referred to in this report, we will be glad to supply them.

Respectfully submitted,

TASK FORCE ON FUTURE
OF PLAZA DEL MONTE

By: 

John A. Le Van, Chair

The Pensions and Benefits Committee of the General Assembly recommended and the General Assembly approved the following actions:

1. The Pensions and Benefits Committee recommends that the 200th General Assembly not concur with the decision by the Board of Pensions to change the Homes Program from one based solely on Board-owned housing to one based solely on housing assistance supplements.

   The Committee recommends that the 200th General Assembly direct the Board of Pensions to implement the Amended Homes Program of October 24, 1987 with the following changes:

   a. Grant first priority for vacancies at Westminster Gardens to retiring missionaries; second priority to persons on the waiting list as of June 30, 1988, who were at least 65 and have been on the waiting list at least river years; third priority to persons 65 or over on the waiting list as of June 30, 1988, for less than five years.

   b. Continue the Board's ownership and management at Morganwood (Swarthmore, Pennsylvania) and El Sombroso Oaks (Los Gatos, California) and that there be no further sale of either cluster without approval from General Assembly.

   c. Move toward making each of the above clusters self-supporting.

   d. Solicit funds through Bi-Centennial Fund and other sources for expansion of Westminster Gardens including:

      1) Additional units

      2) A new Skilled nursing center

      3) A personal care unit

   e. Solicit funds through Bi-Centennial Fund and other sources to endow Housing Assistance Supplements.

   f. Institute Housing Assistance Supplements as funds derived from sale of homes and the Bi-Centennial Fund permit. Include lay employees as funds permit.

   g. Representatives of the board will meet with resident groups annually to review the Housing program.

   h. Continue consultations with the Global Ministry Unit, the Church Vocations Ministry Unit, and Presbyterian-related Homes, on housing needs for missionaries and other retirees.

j. Evaluate and review the Program and report findings to the 203rd General Assembly (1991). The review team shall include at least one current resident from a Board-owned home and one person from the waiting list.

2. The committee recommends that the 200th General Assembly direct the General Assembly Council to refer to the Church Vocations Ministry Unit the study mandated in 41.358-.359 of the minutes of the 199th General Assembly.

The committee further recommends that this study specifically evaluate the Homes Program and Supplemental Assistance Grants.

The committee further recommends that the 200th General Assembly direct this task force to consult with and consider for inclusion on the task force current residents of the homes program, members on the waiting list, both lay and clergy, and the Board of Pensions.

JOHN A. LE VAN
942 Canyon Road
Santa Fe, New Mexico 87501

OCTOBER 17, 1988

DICK CARPENTER
BUD WILLYAMSON
TOM TRUSCOTT
DAVID DOUGLAS
BILL MORRISON
ANNE NOSS
ART ROMIG
JACK ZERWAS

I HAVE FINALLY RECEIVED THE ATTACHED OPERATING EXPENSE STATEMENTS FROM JACK MCANLIS! HARD TO UNDERSTAND WITH IT TOOK OVER 8 MONTHS.

JOHN GLENN HAS THE SAME INFORMATION. WE BOTH CANNOT UNDERSTAND THE SALARY CHARGES, BUT I WILL TALK TO GAYLEN FRIESENBORG WHEN HE RETURNS OCTOBER ~~24~~.

PLEASE STUDY THESE NUMBERS SO WE CAN PREPARE A LIST OF QUESTIONS. I'LL CONTACT YOU TO SEE WHEN WE CAN GET TOGETHER LATER THIS WEEK TO DISCUSS.

Jack LeVan

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. LIST ADDRESS,PAYMENT FOR CITY = "SANA_TA FE" .AND) __. ADDRESS () "CASA I

00055   104 CAMINO MATIAS              543.00
00056   105 CAMINO MATIAS              466.00
00057   107 CAMINO MATIAS              385.00
00058   109 CAMINO MATIAS              322.00
00059   111 CAMINO MATIAS              420.00
00060   120 CAMINO MATIAS              193.00
00061   101 CAMINO SANTIAGO            245.00
00062   102 CAMINO SANTIAGO            275.00
00063   103 CAMINO SANTIAGO             65.00
00064   105 CAMINO SANTIAGO #1          95.00
00065   105 CAMINO SANTIAGO #2         191.00
00066   105 CAMINO SANTIAGO #3         385.00
00067   105 CAMINO SANTIAGO #4          95.00
00068   106 CAMINO SANTIAGO            397.00
00069   110 CAMINO SANTIAGO            112.50
00070   111 CAMINO SANTIAGO            264.00
00071   112 CAMINO SANTIAGO              0.00
00072   113 CAMINO SANTIAGO              0.00
00073   114 CAMINO SANTIAGO            510.00
00074   115 CAMINO SANTIAGO            275.00
00075   117 CAMINO SANTIAGO            300.00
00076   119 CAMINO SANTIAGO            270.00
00077   122 CAMINO SANTIAGO            472.00
00078   125 CAMINO SANTIAGO #1          85.00
00079   125 CAMINO SANTIAGO #2         249.00
00080   125 CAMINO SANTIAGO #3         450.00
00081   126 CAMINO SANTIAGO #1         190.00
00082   126 CAMINO SANTIAGO #2           0.00
00083   126 CAMINO SANTIAGO #3           0.00
00084   126 CAMINO SANTIAGO #4         350.00
00085   128 CAMINO SANTIAGO              0.00
00086   130 CAMINO SANTIAGO            305.00
00087   132 CAMINO SANTIAGO              0.00
00088   124 CAMINO SANTIAGO              0.00
00089   116 CAMINO MATIAS              193.73
00090   125 CAMINO SANTIAGO #4           0.00
00091   109 CAMINO SANTIAGO            450.00
00092   118 CAMINO SANTIAGO            130.00
00216   121 CAMINO SANTIAGO             90.00
00217   120 CAMINO SANTIAGO            162.00
00218   134 CAMINO SANTIAGO            283.00
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- managers home

9183.23

Total / mo.

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. QUIT
*** END RUN      dBASE II      ***
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$0.00 = vacant home

1986 EXPENSES

	SANTA FE	CASA GRANDE
6101 SALARIES	48125	155520
6105 OVERTIME	1042	0
6105 FICA EXPENSE	1257	17157
6106 PENSION DUES	3500	17916
6111 TRAVEL/BUS. EXP.	0	1335
6130 OFFICE RENTAL EXP.	0	383
6131 UTILITIES	6011	43902
6132 WATER RENT	0	0
6133 PROVISIONS	0	31926
6134 TELEPHONE	0	3133
6135 POSTAGE	0	687
6136 EQUIP. PURCHASES	440	0
6137 MAIN/REPAIRS	18278	8370
6138 MAIN. CONTRACTS	0	603
6140 STATIONERY	0	2642
6141 PRINTING COSTS	0	1530
6143 ADVERTISING	0	82
6150 INSURANCE	13589	11488
6152 MEMBERSHIP FEES	0	0
6153 REPLACEMENTS	62961	51983
6154 MEDICAL SUPPLIES	0	74
6157 MISCELLANEOUS	0	17916
6158 FEES & APPRAISALS	0	0
6159 EMPLOYEE MED. EX.	0	358
6162 BANK SERV. CHARGE	0	0
6163 EMPLO. AGENCY FEES	0	3246
6169 TAXES	0	0
CAPITAL EXPENSES		
TOTAL OPERATING EXPS.	155203	370301
COMPARISON TO 1985		
SAME PERIOD 1985	108894	475753
OVER (UNDER) 1985	46309	-105452
PER CENT CHANGE	43	-22
COMPARISON TO BUDGET	185750	475745
OVER (UNDER) BUDGET	29453	-105444
PER CENT CHANGE	23	-22

1987 EXPENSES

	SANTA FE	CASA GRANDE
6101 MGR. SALARY	14000	14000
6101 OTHER SALARIES	35167	148187
6105 FICA EXPENSE	1257	17157
6106 PENSION DUES	3500	41918
6112 TRAVEL/BUS. EXP.	0	1335
6124 UTILITIES	6011	43902
6125 WATER RENT	0	0
6126 PROVISIONS	0	32309
6127 TELEPHONE	0	3183
6128 POSTAGE	0	687
6129 EQUIP. PURCHASES	440	0
6130 MAIN./REPAIRS	18276	8973
6131 MAIN. CONTRACTS	0	0
6133 STATIONERY	0	2642
6134 PRINTING COSTS	0	1530
6136 ADVERTISING	0	0
6141 INSURANCE	13589	11488
6143 REPLACEMENTS	62961	52065
6144 MEDICAL SUPPLIES	0	0
6145 MISCELLANEOUS	0	21162
6146 FEES & APPRAISALS	0	0
6147 EMPLOYEE MED. EX.	0	431
6149 BANK SERV. CHARGE	0	0
6156 TAXES	0	0
CAPITAL ITEMS		
TOTAL OPERATING EXPS.	155203	400369
COMPARISON TO 1986		
SAME PERIOD 1986	155203	370301
OVER/UNDER 1986	0	30068
PERCENT CHANGE	0	8
COMPARISON TO 87 BUDGET	158100	546265
OVER/UNDER BUDGET	-2897	-145316
PERCENT CHANGE	-2	-27

Income $7520
126,253

1988 BUDGET

	SANTA FE	CASA GRANDE
PROJ. GROSS RECEIPTS	133800	120000
PROJ. NET RECEIPTS	107710	120000
PROJECTED EXPENSES		
PERSONNEL:		
6101 MGR. SALARY	14000	14000
6101 OTHER SALARIES	47720	237700
6105 FICA EXPENSE	4635	19000
6106 PENSION DUES	12350	50350
SUB-TOTAL	78705	321050
OPERATING COSTS:		
6112 TRAVEL/BUS. EXP.	0	3000
6124 UTILITIES	9000	52000
6125 WATER RENT	0	0
6126 PROVISIONS	0	43000
6127 TELEPHONE	0	3720
6128 POSTAGE	0	1000
6129 EQUIP. PURCHASES	400	3000
6130 MAIN./REPAIRS	34500	28745
6131 MAIN. CONTRACTS	0	500
6132 STATIONERY	0	1800
6134 PRINTING COSTS	0	500
6136 ADVERTISING	0	125
6141 INSURANCE	11000	15000
6143 REPLACEMENTS	21000	17000
6144 MEDICAL SUPPLIES	0	500
6145 MISCELLANEOUS	100	3000
6146 FEES & APPRAISALS	600	0
6147 EMPLOYEE MED. EX.	0	300
6149 BANK SERV. CHARGE	0	0
6156 TAXES	0	0
SUB-TOTAL	76600	173190
TOTAL OPER. EXPENSES	155305	494240
CAPITAL EXPENSES	14000	76000
TOTAL EXPENSES	169305	570240
RECEIPTS OVER (UNDER) EXPENSES	-61595	-450240
COMPARISON TO 87 BUDGET	158100	546265
OVER (UNDER) BUDGET	11205	23955
PERCENT CHANGE	7	4

1989 BUDGET

	SANTA FE	CASA GRANDE
PROJ. GROSS RECEIPTS	125000	0
PROJ. NET RECEIPTS	98910	0
PROJECTED EXPENSES		
PERSONNEL:		
6101 MGR. SALARY	16800	16800
6101 OTHER SALARIES	39110	79910
6105 FICA EXPENSE	4600	7600
6106 PENSION DUES	13800	23200
SUB-TOTAL	74310	127510
OPERATING COSTS:		
6112 TRAVEL/BUS. EXP.	0	1800
6124 UTILITIES	12000	46000
6125 WATER RENT	0	0
6126 PROVISIONS	0	2800
6127 TELEPHONE	0	4000
6128 POSTAGE	0	1000
6129 EQUIP. PURCHASES	500	3000
6130 MAIN./REPAIRS	28500	21250
6131 MAIN. CONTRACTS	0	500
6133 STATIONERY	0	1800
6134 PRINTING COSTS	0	0
6136 ADVERTISING	0	0
6141 INSURANCE	15000	13000
6143 REPLACEMENTS	21000	2000
6144 MEDICAL SUPPLIES	0	500
6145 MISCELLANEOUS	100	2000
6146 FEES & APPRAISALS	600	0
6149 BANK SERV. CHARGE	0	0
6152 MEDICAL REIMBSMT.	0	400
6156 TAXES	0	0
SUB-TOTAL	75700	100050
TOTAL OPER. EXPENSES	150010	227560
CAPITAL EXPENSES	0	0
TOTAL EXPENSES	150010	227560
RECEIPTS OVER (UNDER) EXPENSES	-51100	-227560
COMPARISON TO 88 BUDGET	169305	570240
OVER (UNDER) BUDGET	-19295	-342680
PERCENT CHANGE	-11	-60

Presbyterian Documents 000061

TO: Jack LeVan/John R. Glenn

FROM: John S. McAnlis, Homes Manager

SUBJECT: Financial Figures for Plaza del Monte

DATE: October 12, 1988

Attached to this memo, you will find:

1. A listing of all of the houses and apartments in Santa Fe with what the current residents are paying. A payment of 0 means that the house is vacant at the present time. Also, it needs to be understood that some of the residents are living there under a Donor Contract. The provisions of this contract provide that the residents pay a fixed amount for the duration of the contract which is approximately twenty-five years. Some of the low payments mean that the residents moved in several years ago and there were no adjustments in the payment amount.

2. Actual expenses for 1986 and 1987 and budget figures for 1988 and 1989. The format may be somewhat confusing, but it was difficult to combine the spreadsheets because of slight variations in the format or account numbers. I am sure that you can still use them.

Let me say a few things about the availability of Housing Supplements. It is envisioned that residents who remain at Plaza del Monte would be supplemented over what they are now paying up to a value equal to a reasonable cost of operations. In other words if a resident were paying $300 per month but the estimated cost to maintain and operate that house was $400 per month, then the Board would provide a Housing Supplement of $100 per month to that individual or couple. Adjustments would be made as expenses increase by refiling an application. This means that new owners could expect to operate with a balanced budget.

The above comment assumes that any new resident would be eligible for a Housing Supplement, which means a retired minister, missionary, or church worker that served the church for at least twenty years. If other persons were admitted, I would assume that there would be a different rental structure.

ams

National CHURCH RESIDENCES

614-451-2151

2335 NORTH BANK DRIVE, COLUMBUS, OHIO 43220

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OF
TRUSTEES

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Attorney
Columbus
Kenneth R. Callis
Minister
Sterling Heights, MI.
Joyce P. Chapple
Ohio Department of Aging
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Herbert E. Cunningham
Nationwide Insurance Companies
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Presbyterian Office on Aging
Atlanta, GA.
Charles Ruma
Virginia Homes
Columbus
Floyd Simantel, ret.
Wear-ever Aluminum, Alcoa
Chillicothe
Udy Stover, ret.
Chillicothe Schools
Chillicothe
Mark Tanner
Architect
Portsmouth
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Chillicothe
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Goodyear Atomic Corp
Chillicothe
Cyrus Whitfield, ret.
Goodyear Atomic Corp
Waverly

Trustee Emeritus
Beverly D. Horr
John Robison

President
John R. Glenn
Exec. Vice President
Thomas W. Stemmer

November 4, 1988

Mr. Jack A. Le Van
920 Canyon Road

Reverend Arthur M. Romig
104 Camino Matias
Sante Fe, New Mexico 87501

Dear Jack and Art,

It was good to receive the former's letter of October 27 and Art's missive written on Halloween.

This morning I am turning the figures Jack sent over to our CFO for analysis.

A "quick and dirty" summation indicates that the Placitas units have had an average expenditure per unit of $350 a month. The current budget, as well as the 1989 projected budget, show expenses of approximately $315 a month.

Assuming the Placitas units could be purchased for $1,000,000, this is approximately $25,000 a unit. Assuming the Board might finance them at 10% over 20 years, assuming a 5% vacancy factor, would be $250 a month for debt service.

As you know, the Board didn't include any administrative overhead in their expenses. Because of the small number of units, I suspect NCR would need to have a management fee in the range of 8%. On a monthly basis the figures would be in a range as follows:

$	350.00	Operating Expenses
	250.00	Debt Service
	50.00	Management
$	650.00	Per Unit Per Month

When one reviews the present rents, they are much lower than the above figures. There are only two paying a bit above $500 a month, namely, $510 and $543. Even those in the $400 range are small in number; one being $466, another $472, and two at $450 a month. I wonder if most of the residents are aware what a "good deal" they have been getting from the Board?

When one looks at the comparables in the Appraisal Report, it becomes obvious that the Board has been subsidizing Santa Fe, by keeping the rents way below the market. I wonder if the Placitas residents have any idea what the costs are at El Castillo, or Manzano del Sol. I raise these questions because NCR, if we were to be involved, in the facility, would not want to become "bad guys" by acquiring the facility and then immediately adjusting rates to make it a financially viable facility. If First Pres, Presbytery or Synod were involved, I should think, they would have some of the same concerns.

On page 62 of the Appraisal Report, there are some rent projections, which come out to $570 a month. The projected expenses on page 63 are substantially different from the Board's 1988 and 1989 budgets.

Our experience would lead us to believe that the Reserve For Replacements on page 64 is completely unrealistic. In year 1, it is only $25 per unit. Granted in year 6, it escalates to $62 per unit, which is still exceedingly modest, as is $75 a unit in year 11. Likewise, I don't know where Donald and Donald feel they could get management for $12 a month per unit. We would have been bankrupt long ago if those were the kind of fees that NCR received, even on government subsidized projects.

And, of course, we don't find any debt service figures in D & D's projections.

After all of the above, let me come back to what I believe is our major concern: what would be the reaction of present residents, as well as the members of the Task Force, as well as the wider membership of First Pres, to a substantial increase in rents? I believe the Board has now adopted the procedure of basing rents on 30% of residents' income. Art would know whether that plan has been implemented at Santa Fe. If it has, then, no doubt, that has changed the rental income on the print-out that McAnlis sent us.

In his October 12 memo, McAnlis wrote, "Let me say a few things about the availability of Housing Supplements. It is envisioned that residents who remain at Plaza del Monte, would be supplemented over what they are now paying up to a value equal to a reasonable cost of operations. In other words, if a resident were paying $300 amonth, but the estimated cost to maintain and operate that house is $400 a month, then the Board would provide a Housing Supplement of $100 per month to that individual or couple. Adjustments would be made as expenses increased by refiling an application. This means that new owners could expect to operate at a balanced budget."

The philosophy of the above sounds great, but McAnlis, apparently, did not factor in debt service. He must have been thinking only of the Board's present operating expenses. If the rents, as noted above, were increased to $650 a month, because of a $250 a month debt service, I don't know whether the Board would be willing to provide that amount of Supplements.

On the other side of the coin, I was quite surprised to hear McAnlis say a couple of weeks ago, when we met with him at one of our facilities in Philadelphia, that the average income of a minister and his spouse last year was $28,000. Using the 30% formula that extrapolates out to $700 a month rent. Because of Santa Fe's attraction, no doubt, the Placitas units could be fully occupied by higher income retirees, who would not require much subsidy.

I would be most grateful for your frank response to some of our concerns. Also, how do you react to the possible offer of a $1,000,000 to the Board? Out of your conversations with Art Ryan, Jack, do you have any feel for what sort of a figure the Board might accept? Also, do you think they would finance the entire purchase price? I suspect the businessmen on the Board would feel there ought to be at least a token down payment, say 5%. Is there enough interest among residents, the Task Force, First Pres, Presbytery, etc., that $50,000 or $100,000 might be raised for a down payment???

Does the Chamber of Commerce have a set of slides or a video on Santa Fe? Maybe there is a photographic genius among the residents, or on the Task Force, or in the church, who might have some slides of the Placitas, as well as Santa Fe? I raise the question because, if NCR were to get involved, I think it would take a "selling job" to convince our Board that we ought to be involved, as we have no facilities in New Mexico.

We do have a half dozen facilities in California, where we have a West Coast office. WE have a similar number in Phoenix. In checking yesterday, I find it is a 2½ hour flight from Phoenix to Santa Fe. Paulette Freid, the Director of our West Coast office in L.A. certainly has the skills and the expertise to provide leadership for the operation of the Placitas.

If your response provides us a high comfort level to our concerns, then we will try and arrange a visit. It would be great to see Art again, as well as Art Stevenson, plus having the privilege of meeting John.

Best regards.

Cordially,

John R. Glenn

cc: Mr. Joe Kasberg

11/4/88

EXPENSES

MANAGER/MAINTENANCE	25,000
GROUNDS FULL TIME	15,000
GROUNDS HALF TIME	5,000
FICA	3,379
PENSION	9,004
	57383

OFFICE RENTAL	500
UTILITIES	9,000
EQUIPMENT PURCHASES	500
MAINTENANCE/REPAIRS	9,500
DEPRECIATION OR REPLACEMENT RESERVE	16,000
INSURANCE	11,000
MANAGEMENT (HOME OFFICE) 8% x 103883	8,310
	54,810

112,193

INCOME

GROSS INCOME	200,000
VACANCY LOSS 10%	20,000
NET INCOME	180,000

OPERATING INCOME	180,000
OPERATING EXPENSE	112,193
NET INCOME (BEFORE DEBT SERVICE)	67,807

DEBT SERVICE (20 years @ 10%)

PURCHASE PRICE	PRINCIPAL	INTEREST	TOTAL DEBT SERVICE YEAR #1
1,200,000	60,000	120,000	180,000
1,000,000	50,000	100,000	150,000
800,000	40,000	80,000	120,000
600,000	30,000	60,000	90,000
400,000	20,000	40,000	60,000
200,000	10,000	20,000	30,000

JOHN A. LE VAN
912 Canyon Road
Santa Fe, N M 87501

November 23, 1988

Mr. John S. McAnlis
Manager, Homes Program
The Board of Pensions of the
Presbyterian Church [U.S.A]
1834 Arch Street
Philadelphia PA 19103-2895

Dear Jack:

Thank you for your letter dated November 14, 1988 and for the additional information in our telephone conversation on November 18.

In answer to my question you advised me that the Board of Pensions has authorized payment of reasonable costs of a consultant to advise concerning the economic viability of Plaza del Monte as a retirement facility and the amount of debt service it could support. I am enclosing the correspondence our Task Force received last February from The Conroy & Mc ïver Group, recommended by John Glenn, and from Health Management Systems of Wichita, Kansas, who have consulted with Presbyterian groups. The Board may know of other consultants who should be considered. Since the consultants report is so critical to our efforts to find a buyer, we feel that we should hire a consultant who is agreeable to the Board.

You also asked me to describe how our Task Force had arrived at the decision that the time was ripe for employing a consultant. At our last meeting on November 14, 1988 we reviewed a three-page letter from John Glenn giving us his rough analysis of operating expenses and asking for some further information and for slides of Plaza del Monte. He also said he had given the operating expense data to NCR's Chief Financial Officer for a more detailed analysis. We had hoped that John's analysis would be helpful to us, and it was, although we would hope to see the more detailed one.

At our meeting we concluded that, while John Glenn was interested, NCR's Board probably had not yet been asked to consider Plaza del Monte. Glenn in his letter had said that if NCR's Board were to become involved, it would require some selling, since NCR had no other facilities in New Mexico. We concluded that it would be some time before NCR could reach a decision, and that the decision could be negative.

We decided we should continue our contact with Glenn and NCR, but that we should promptly pursue obtaining the advice and guidance of a professional consultant, now that we finally had operating expense figures. In January 1988 we had talked with the managers of many retirement facilities owned by Presbyterian churches, Synods

and Presbyteries in several states. Every manager cautioned us to be aware of the financial uncertainties inherent in the operation of retirement facilities, and told us not to recommend any proposal for acquisition without first having the operating expense experience and the physical property analyzed by a professional consultatn. This advice prompted my letter of February 3, 1988 to Mr. McGill, the then Chair of the Board of Pensions, in which I explained our interest and feeling of urgency and requested the Board's operating expense experience at Plaza del Monte and for other information. Now that we have this data, we feel we should promptly obtain a consultant's advice before recommending to any group that it consider investing large sums of money. In accordance with our plan we have had discussions with our Synod and Presbytery executives and with Presbyterian Medical Services. The assurance in your memo of October 12, 1988 that the Board of Pensions would adjust its rent supplements to a value equal to the cost of operations of Plaza del Motne, including debt service, so that the new owners could expect to operate with a balanced budget was most encouraging and has resulted in several new creative approaches.

We hope this information will enable the Board to agree to bear the costs of a professional consultant, but if you should need any additional information, please let me know, and we will provide it promptly. It is our hope that a consultant could be selected and come to Santa Fe by mid-December to begin his work.

I also have some comments with respect to the issues raised in the third paragraph of your letter of November 14. John Glenn had expressed an interest in Plaza del Monte in December 1987; he had been in contact with Art Ryan in August and had met with you in Philadelphia recently; we had hoped that his analysis of the figures we had just received would be helpful to us, whether or not NCR would ultimately acquire Plaza del Monte; we thought that NCR was not considered to be a Presbyterian entity, so that even if NCR should acquire the property, we would have a role in providing such an entity and to encourage local support for them; you advised me in our last telephone conversation that NCR would be a Presbyterian entity. We feel that the acquisition by an organization that has been in the retirement home business for many years and which has a proven track record would be a desireable result. If the Board should prefer to deal with NCR, that would be fine, so long as we had access to NCR's analyses. However, since NCR's interest is unclear at this time, our plan is to proceed with the Synod, Presbytery, and Presbyterian Medical Services. We believe that we have a firm plan and are pursuing it. However, we encourage the Board to solicit other Presbyterian proposals, in parallel with our efforts.

You also stated that the Board had not looked for other Presbyterian buyers in order to give us time to evaluate and plan, but it is

only in the past three weeks that we have had any numbers to evaluate. We have been watching the process of increasing vacancies, which has been going on for some time. In addition to the uncertainty surrounding the future of Plaza del Monte, normal attrition over the full year since the Board announced its new policy has occurred. It is doubtful that prospective new residents would be interested in moving there until the uncertainties have been resolved.

I want to assure you that we too feel a great sense of ugency. Our sole purpose has been to achieve a result that will be in the best interests of the current residents and those who would be residents in the future. We have had a feeling of frustration about our inability to obtain necessary information. However, we now have it and are able to supply it to a consultant, so that a proposal satisfactory to all parties can be prepared and presented. We are optimistic and will exert our best efforts to bring this to a successful conclusion.

Thank for your help and please let us know when a decision can be made on the employment of a consultant.

With best regards.

Sincerely,

John A. Le Van
For the First Presbyterian Church
of Santa Fe Task Force on Plaza
del Monte

JAL/bl
cc: Arthur M. Ryan

D R A F T

Mr. Arthur M. Ryan, Co-President
The Board of Pensions
1834 Arch Street
Philadelphia, PA 19013-2895

Dear Art,

As you know, our Task Force has met on numerous occasions to consider Plaza Del Monte. Discussions have been held with First Presbyterian, as well as the Presbytery and Synod. All of us are eager to see that this lovely facility be continued as a retirement haven, providing housing for those who have served the church. We, along with the Board, are desirous that it be continued as a Presbyterian owned and operated facility.

The Task Force has about come to the conclusion that it doesn't have the financial capacity, nor the management experience, and the necessary expertise to be the primary entity to own and operate successfully Plaza Del Monte.

Because of the above, Calvin might say it was foreordained that two Plaza Del Monte residents, Art Stevenson and Art Romig, both know John Glenn and NCR well. Art Romig, with his many years in the Synod of the Covenant, has indicated that both Glenn and NCR are highly respected. It would seem both have national stature, as the American Association of Homes for the Aging, a 3,300 member nonprofit trade organization, conferred their Distinguished Service Award on Glenn and NCR at their recent Annual Meeting. Tom Slemmer, NCR's Executive Vice President, was one of 18 members elected to AAHA's Board of Directors. It would appear NCR and its top management are respected nationally. I mention this only to let you and

the Board be aware that NCR is a well known, experienced, professional organization.

As you may know, the Exec of the Synod of the Covenant, as well as the Director of the Office of the Aging for the church, are NCR trustees. Also, we understand NCR is judicatory sponsored, having 4 Ohio Presbyterian churches as the founding,and continuing, members of the corporation.

We have sent Glenn the Appraisal Report, as well as the financial information you and Jack McAnlis graciously provided. Glenn indicates he feels the NCR Board might consider it an extension of their ministry to become involved with Las Placitas. He has suggested it may take a "selling job" to convince his Board, as NCR has no facilities in New Mexico. They do have 10 projects in Texas, a half dozen in Arizona and a like number in California, so we have suggested they are already in "our area!"

We have invited Glenn to visit Plaza Del Monte. He says he could spend all his time running around the country looking at facilities. He is reluctant to spend the time and the money until we have a little better understanding of the Board's pricing and financing structure.

Glenn indicates there are lots of opportunities currently available for NCR to acquire existing projects, as there are 140 bankrupt retirement facilities across the country. He says there is not a week that goes by but what they are contacted by some organization wanting to have them manage, acquire, or "bail out" a troubled project. As examples, he spoke about a $27 million project in San Antonio having 162 apartments and a 90 bed health care facility. The apartments are 30% occupied; the health care unit 60% occupied. It cost $27 million. It is available for acquisition through the

bankruptcy court for $5,000,000. He mentioned another facility in Chandler, Arizona. A bank in Columbus, Ohio took a multi-million dollar drubbing on it. A group in Phoenix contacted Glenn asking if NCR would do the marketing and management. The Arizona group would provide 100% of the financing, giving NCR a share of the ownership, plus paying a management fee.

Glenn tells me he met with Jack McAnlis recently in Philadelphia, where NCR acquired a 500 unit apartment building. Jack seemed to intimate that the Board would hold the paper on Plaza Del Monte. Also, Glenn talked with Donald Hovey, your General Counsel, at the Annual Meeting of the American Association of Homes for the Aging in Orlando. Mr. Hovey, likewise, seemed to infer that the Board could conceivably carry the mortgage. I suppose from the Board's perspective "it is six of one and a half dozen of the other" whether the Board sells for cash and invests the funds, or holds the mortgage. Also, recognizing that the Board will be providing subsidy for a number of the residents, it would appear logical that the term of the mortgage and the interest rate be comfortable both to the Board and the purchaser.

For the sake of discussion, we would like to propose the following alternatives, which could be a starting point for further negotiations:

	Purchase Price	Down	Terms
A.	$1,000,000	-0-	9% - 20 years
B.	$ 950,000	$ 50,000	8½% - 25 years
C.	$ 900,000	$100,000	8% - 30 years

If funds were raised locally, then it is anticipated that we would develop a covenant relationship with NCR. Irrespective of that, Glenn tells me their standard method of operation is that at each local facility, they seek to have a Board of Governors comprised of local people. He suggests a board of a dozen members, with represenatives from the church, Presbytery, Synod and some key community leaders.

Art, after you have had an opportunity to peruse this lengthy missive, and review it with your conferrers, then I would be pleased to have you give me a call, or better yet, respond in writing.

We recognize that we have taken a lot of time, being typical Presbyterians doing things "decently and in order!" If any of the above proposals jibe with the Board's thinking then I believe we are in a position to get Glenn, or some of his staff ,out here and move forward expeditiously.

We shall be eagerly awaiting your response. In the meantime, we wish for you a joyous and blessed holiday season.

Cordially,



December 22, 1988

FIRST PRESBYTERIAN CHURCH
Ministers
Thomas C. Truscott
Robert T. Carlson, Jr.

MEMORANDUM

TO: Plaza del Monte Task Force

FROM: Jack Le Van and Tom Truscott

Word has just arrived that Art Ryan and Jack McAnlis will be here in Santa Fe Thursday, January 19, 1989.

While their agenda has not been completed for the day we are asking that you make every effort to keep your afternoon available. As soon as further details are available we will be in touch. Let's hope that this is the meeting we have all been anticipating.

bl
Copies to: Bud Wililamson
David Douglas
Anne Bateman Noss
Richard Carpenter
Arthur Romig
Arthur Stevenson
✓Jack Zerwas

JOHN A. LE VAN
912 Canyon Road
Santa Fe, New Mexico
87501

December 30, 1988

Mr. Arthur M. Ryan, President
The Board of Pensions
Presbyterian Church (U.S.A.)
1834 Arch Street
Philadelphia PA 19103-2895

Dear Art:

The Task Force appointed by the Session of the First Presbyterian Church to explore possible ways of maintaining Plaza del Monte as a retirement community has discussed our recent telephone conversations with you and Jack McAnlis. We want to express our appreciation for your cooperation and assistance as we work together in our mutual concern for retired servants of the Church. We are looking forward to the opportunity to meet with you both on January 19, and we are certain that the current residents will be much reassured by your visit.

We recognize that our Task Force does not have the financial capacity or the experience in managing retirement facilities required to own or operate Plaza del Monte. In accordance with our recent conversation, we are renewing our contacts with consultants and will keep you advised of our progress. We also have been giving our attention to identifying other church-related agencies that may be interested in acquiring the facility. As you are aware, one of these agencies is National Church Residences.

Two members of the Task Force, Arthur Romig and Arthur Stevension, have known the NCR director, John Glenn, for many years and have confidence in him and his organization. Both Glenn and NCR were recently given a Distinguished Service Award by the American Association of Homes for the Aging. We also understand that four Ohio Presbyterian Churches were founding members of the NCR corporation, and that the Executive of the Synod of the Covenant and the Director of the Presbyterian Office of the Aging are NCR trustees. These relationships encourage us to anticipate that NCR would be a responsible body with which the Board of Pensions could negotiate if interest should develop.

We have sent John Glenn the Appraisal Report and operating expense information Jack McAnlis has provided. Glenn indicates, in response, that the NCR Board might be interested in the Placitas at Plaza del Monte as an extension of their ministry. Informally he has said NCR might be willing to explore the price of $1,000,000 based on a payment schedule and interest of 9% over 20 years with no down payment, or $950,000 with a down payment of $50,000 at 8½% over 25 years, or $900,000 with a down payment of $100,000 at 8% over 30 years. This would be conditional on the Board's ability to maintain the rental income projected on page 62 of the Appraisal Report.

Glenn has informed us that he recently met with Jack McAnlis and earlier with Donald Hovey, your General Counsel, and that both indicated the possibility that the Board of Pensions might consider carrying the mortgage and adjusting the debt service in view of the current vacancy problems. His suggestions have been made in an informal and exploratory way, but they express a serious interest on his part ot discuss NCR's possible involvement in the future of Plaza del Monte.

At this point, we need your reaction to John Glenn's suggestions so that we may continue to pursue this matter with him and NCR. Glenn needs some indication of the Board's willingness to negotiate with NCR in light of the terms he is suggesting. He could then present the matter to the NCR Board at its January meeting.

I will aprpeciate hearing from you, and please let me know if we can make any arrangements for your visit here or meet you and Jack at the airport.

With best regards.

Yours sincerely,

John A. Le Van
Chairperson
Plaza del Monte Task Force

cc: John S. McAnlis
John R. Glenn
Task Force Members

JOHN A. LE VAN
912 Canyon Road
Santa Fe, N M 87501

January 6, 1989

Mr. Arthur M. Ryan
Mr. John S. McAnlis
The Board of Pensions
Presbyterian Church (U.S.A.)

Dear Art and Jack,

In accordance with Jack's telephone call on January 4 our Task Force is looking forward to meeting with with you at 3 P. M., January 18, 1989, at First Presbyterian Church Santa Fe 208 Grant Street. It is only a block and a half from Plaza Del Monte, so you might want to park there and walk over. Bud Williamson has graciously invited all of us for dinner at his home, which will give us additional time to talk if we should need it. We hope you will be able to join us.

At our Task Force meeting on January 4 we discussed some of the areas we would like to cover when we get together, and we thought it might be useful to send a list of them to you in advance of the meeting. The following are some of the areas we are interested in exploring:

1) Determining a sale price range that is fair to the Board and will also assure the long-term successful operation of the facility; considering some projected income and expense budgets, which will identify the amount available for debt service; and the source of the numbers used in the income and expense budgets in the Appraisal Report.

2) The Board's attitude toward carrying the financing; its security requirements; the rate of return the Board would expect if it received all cash and invested the proceeds of the sale, and how this relates to the interest rate expected, if the Board should carry the financing.

3) If a sale is consummated, (a) how would the increasing vacancy problem at Las Placitas be expeditiously dealt with, (b) would the Board require that the purchaser give priority to persons eligible for rent supplements or to retired ministers and missionaries who may not be eligible, (c) how would increased operating expenses be compensated for by increased rent supplements, (d) the status of the Board's proposed guidelines for eligibility, (e) disposition of donor contracts, (f) would the use of lump sum entrance fees be acceptable.

4) Since you advised me, Art, that the Board is now on a "dual track" of providing housing on a long-term basis, i. e. Duarte, Swarthmore and Los Gatos, in addition to a rent supplement program, some additional questions arise, such as, (a) the criteria the Board

is using to determine what housing facilities it will continue to own and operate, (b) does part or all of Plaza Del Monte meet these criteria and (c) if Casa Grande were sold for some purpose other than retirement, would the Board consider continuing to operate Las Placitas, perhaps contracting with an organization such as NCR or Presbyterian Retirement Foundation for management.

I am sure that other questions will occur to all of us, and it will be very helpful to our group to have a clearer understanding of the Board's policies and objectives. This knowledge will greatly enhance our ability to interest prospective purchasers, whether NCR, Presbyterian Medical Services or others. The only objective of our Task Force has been to assure that at least Las Placitas continue as a Presbyterian retirement home, if it is possible and financially viable, which would seem to be consistent with the objectives of the Board. PROBLEM OF NO COMMUNITY FACILITIES GHOST RANCH INTEREST

We agree that a consultant should be employed and would suggest using Health Management Systems of Wichita, Kansas, unless you have others in mind. The best estimate of the cost is about $4,000, and we would propose that we contribute $1,000 of local funds toward the cost, and that we share the information generated by the consultant.

We greatly appreciate you both taking the time to come to Santa Fe to meet with us. We still feel a great sense of urgency, since one year of the Two-year period has already expired, and we are sure that the January 18 meeting will expedite the process. The opportunity for the current residents of Las Placitas to meet with you is equally improtant, so that they may be reassured concerning their individual circumstances. We are looking forward to seeing you both on the 18th.

With best regards,

Sincerely yours,

Jack

John A. Le Van
For The Plaza Del
Monte Task Fotce



January 6, 1989

FIRST PRESBYTERIAN CHURCH

Ministers
Thomas C. Truscott
Robert T. Carlson, Jr.

MEMORANDUM

TO: Plaza del Monte Task Force

FROM: Jack Le Van and Tom Truscott

RE: Visit of Art Ryan and Jack McAnlis

Word has just come that the Ryan-Mc Anlis vist has been changed a bit, and that we will meet with them on Wednesday, January 18, at 3 p.m. at the church. We will adjourn for those who are able, to the home of Bud Williamson for dinner and continue meeting into the early evening. On January 19 there may be opportunity for further discussion but in the afternoon of that day Art Ryan will leave. Mc Anlis will be departing Santa Fe sometime on January 20.

It is necessary that we know whether you will be able to attend dinner at the Williamson residence so please contact the church office as soon as possible.

We hope you will make every effort to be present at the 3 p.m. meeting on January 18.

One additional note, the Task Force will meet next Wednesday, January 11, at 3:30 p.m. with representatives from Presbyterian Medical Services to answer questions they have about their interest in Plaza del Monte. This meeting will be at the church.
JAL/TCT

JAL/TCT/bl
Copies to: Bud Williamson
David Douglas
Anne Bateman Noss
Richard Carpenter
Arthur Romig
Arthur Stevenson
✓Jack Zerwas

Meeting with Ryan + McAdie -1/18/89

2 yrs not a final date -

G.A. - 2 track system - split down middle - vote unanimous - accept GA decision - care & compassion to residents - committed to find Pres. buyers -

ZERWAS
JACK [redacted]

February 11, 1989

To: Plaza del Monte Task Force

From: Jack Le Van

Therehave been several developments since our last meeting, and I thought this memo would be the best way to bring everyone up to date.

Since Art Ryan and Jack McAnlis were in Santa Fe, twelve members of the Ghost Ranch Foundation Board have toured Plaza del Monte. On January 26, 1989, Joe Keesecker, Ranch Director, wrote to the Board of Pensions expressing Ghost Ranch's interest in the possible acquisition of the property and asking for additional information. Presbyterian Medical Services also wrote to the Board on February 2, 1989 indicating its serious interest in purchasing Plaza del Monte to continue Las Placitas as a Presbyterian retirement facility and using Casa Grande for its offices and for assisted living, while maintaining the common areas for use by the residents. PMS hopes to be able to make a completefinancial proposal to the Board by early March.

Charles W. Wurth, President, Health Management Systems, the firm recently hired by the Board and our Task Force, is scheduled to be in Santa Fe from the evening of February 14 through February 18. He asked to meet at breakfast on February 15 with a few members of the Task Force. Bud Williamson, Tom Truscott, Anne Noss and I plan to meet with him then and determine what information he may need and how we can be helpful to him. In the process we will learn whether a meeting with the full Task Force would be desirable. If it should be, we will contact everyone and try to arrange a convenient time. We would hope to have Mr. Wurth's written report by around the first of March, so that we can then make it available to all prospective purchasers.

I am also enclosing a letter dated February 6, 1989 from Jack McAnlis to me listing the matters agreed upon at our January meeting with him and Art Ryan. If anyone has any comments or suggestions for changes or additions, please let me know.

I will keep everyone informed about any new developments, and it is encouraging that after so much time things seem to be moving, although we still have a long road to travel.

Jack

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)
(215) 963-1156

February 6, 1989

Mr. John A. LeVan
912 Canyon Road
Santa Fe, NM 87501

Dear Jack:

After our meeting last month with the Task Force of the First Presbyterian Church, it is appropriate put in writing the items that were agreed to.

It was agreed:

1. That Staff of the Board of Pensions would contact the staff of National Church Residences regarding the proposal by John Glenn that was made to the Board through Jack LeVan.

2. The Board of Pensions would continue to look for more buyers for Plaza del Monte.

3. The Task Force of the First Presbyterian Church of Santa Fe would also look for additional prospective buyers and make contacts with them. However, it was agreed that the Board of Pensions would take over all negotiations once a proposal was submitted.

4. That the Board of Pensions would write a letter to the residents periodically to keep them informed and up to date.

5. That the Board of Pensions intends to sell Plaza del Monte, will continue to give support and assurances to the residents, and will continue to work with the Task Force through the sale of Plaza del Monte.

6. That Jack LeVan will proceed with securing a consultant. The Task Force will pay $1,000 and the Board $3,000.

7. That the Board of Pensions will offer vacant homes to eligible retirees.

Both Art Ryan and I felt that the meetings with your task force and residents were quite beneficial. We look forward to continued discussions with your task force as we seek a buyer for Plaza del Monte who will continue to care for the current residents.

Sincerely,

John S. McAnlis

The Rev. John S. McAnlis
Manager, Homes Program

JSM:ams

cc Mr. Arthur M. Ryan
Gaylan and Leona Friesenborg
The Rev. Thomas Truscott
The Rev. William Aber
The Rev. Gary Skinner

Sept. 1997 -
Bea's 2nd copy

Bea's Copy

Check with Del By-Laws?

PLAZA DEL MONTE
SANTA FE, NEW MEXICO
BY-LAWS OF THE RESIDENTS' COUNCIL

ARTICLE I: PURPOSE AND RESPONSIBILITIES

Section I: Purpose

The purpose of the Residents' Council is to serve as liaison and agency of communication between residents of Plaza del Monte and the management/administration of the facility in matters of general interest and concern and, by working together to enhance and maintain the quality of life in this community.

Section 2: Responsibilities

A. To receive and respond to suggestions and expressions on matters of interest and concern related to the welfare of residents.
B. To appoint members to committees responsible for community worship, social and educational activities and entertainment and other group gatherings.
C. To call meetings of the residents of Plaza del Monte and to carry out decisions made in such meetings.
D. To meet with Presbyterian Medical Services personnel to communicate mutual concerns and reports.
E. To meet with Plaza Resolana personnel regarding use of Plaza Resolana facilities and equipment.

ADDING:

F. To interview prospective residents and make recommendations to Presbyterian Medical Services.

G. To set social dues annually for residents and non-resident friends*. Residents and non-residents friends are encouraged to contribute $36.00 annually for singles and $72.00 annually for couples to Social Dues of Plaza del Monte Resident's Council and given to the council treasurer.

***Non-resident friends of the community shall be identified as persons who have had a relationship with the community and will be expected to pay social dues.**

ARTICLE II: MEMBERSHIP

The Residents' Council shall consist of seven (7) members, six (6)of whom shall be elected by and from among the residents, in classes of two each, serving for three years. A treasurer shall be the seventh voting member, elected by the residents and serving for three years.
While a member of the Residents' Council may be elected to fill an unexpired term and a three-year term, no member shall be elected to a second three-year term until at least one year has elapsed.

ARTICLE III: OFFICERS AND THEIR DUTIES

Section I: Officers

A. Officers shall be a chairperson, a vice-chairperson,a secretary and a treasurer.
B. With the exception of the treasurer, officers shall be chosen by the Residents' Council from among its members, serving one year in a designated task.
C. No officer shall succeed him/herself more than once.

Section II: Duties

A. The chairperson shall preside over meetings of the Council and of the residents, and shall set the agenda of these meetings.
B. The Vice chairperson shall perform the duties of the chairperson in his/her absence.
C. The secretary shall record the minutes of Council meetings and meetings of the residents

ADDING: **(and shall maintain a record of Council membership).**

D. The treasurer shall collect, protect and disburse funds, as directed by the Residents' Council and shall regularly report income, expenditures and fund balances to the Council.

ADDING: **All archival information shall be maintained by the Treasurer and placed in the history file of Plaza del Monte.**

ARTICLE IV: COMMITTEES

Section I: Standing Committees

A. The Worship Committee, responsible for Wednesday devotions, celebrations of the Sacrament of the Lord's Supper and other worship activities.
B. The Social Committee, responsible for social events of the Plaza del Monte community.
C. The ~~Reception~~ Committee, responsible for assisting Presbyterian Medical Services, by "Welcoming" interviewing prospective new residents, to acquaint them with the Plaza del Monte community.

CHANGED TO: **The Reception Committee, responsible for welcoming new residents by making them aware of community events, rules and dues.**

ADDING:

D. The Fellowship Committee, shall consist of two (2) persons, one (1) responsible for the weekly coffee prior to worship and one (1) responsible for the summer coffee hour.

E. The Nominating Committee consisting of a chair and two other persons shall provide nominations for members of the Council in March.

Section 2: Chairpersons

Chairpersons of Standing Committees shall be appointed by the Residents' Council after the annual meeting of residents, and shall serve for one year. They shall not be appointed to succeed themselves more than once.

At the time of appointment of chairpersons, the Council will either inform the chairperson of the other members on the committee, or will authorize the chairperson to recruit the other members.

Section 3: Ad Hoc Committees

The Residents' Council may appoint ad hoc committees to fulfill short-term responsibilities, and shall designate the chairpersons of such committees.

ARTICLE V: MEETINGS AND ELECTIONS

Section I: Meetings of Residents

A. The Residents' Council shall call an annual meeting of residents in

ADDING: **(early)** May. **The chair of the Council and/or standing committees may submit brief reports and the treasurer shall submit a financial report. All reports shall be in writing and submitted to the Secretary at the end of the annual meeting.**

B. The Residents' Council may call special meetings of the residents and shall call such meetings at the request of not less than five (5) residents. Notice of the time, date, place and purpose of such meetings shall be announced no less than seven (7) days prior to the meeting.

Section 2: Nominating Committee

A nominating committee of not less than two (2) persons shall be appointed annually by the Residents' Council, and shall present a slate of nominees for election to the Council

ADDING: **(in March)**

to be elected at the annual meeting. In appropriate years, it shall present a nomination for the office of treasurer. It shall also nominate persons to fill vacancies as they occur between annual meetings, and shall ask the Council to call special meetings of the residents for that purpose.

Section 3: Elections

A. In annual or special meetings of residents, following the report of the nominating committee, nominations may be made from the floor, provided persons so nominated have agreed to serve if elected.
B. Voting shall be by raised hands, unless a majority of residents present and voting, vote to employ an alternative method.
C. Election shall be by majority vote of those residents present and voting. No provision is made for either proxy or absentee voting.

Section 4: Quorums

A. A quorum for a meeting of the Residents' Council shall consist of four (4) members, unless at the time of the meeting, one or more members are absent from Santa Fe, or prevented from attending by illness. In such event, a quorum shall consist of three (3) persons.
B. A quorum for meetings of the residents of Plaza del Monte, as defined by these by-laws, and at which actions or elections take place, shall consist of one fourth (25%) of the number of persons residing at Plaza del Monte at the time of the meeting, excluding residents who may be temporarily absent from Santa Fe, ill or incapacitated.

ARTICLE VI: AMENDMENTS

These By-laws may be amended at the annual or a special meeting of residents, by a two thirds (2/3) affirmative vote of those present, provided written copies of the proposed by-laws have been made available to residents at least seven (7) days prior to the meeting.

(Adopted Sept 1997

A statement from the residents

A REPORT FROM THE COUNCIL:

THE "VAN FUND"

In May 1991, the Board of Pensions transferred $2500, to Presbyterian Medical Services to be held in trust for Plaza Del Monte toward the purchase of a van. The Residents Council added $50.00 making a total of $2550 in the fund.

n January 1997, the Residents' Council requested that PMS relinquish the money in the van fund to the council . PMS returned $2735.48 to PDM at that time.

In April 1997, the council agreed to invest the fund in a 12 month Certificate of Deposit, at the highest yield available--adding $264.52 from the treasury bringing the total to $3000.00.

The Council approved a plan for the use of the **income** from this fund as follows:

At least once a year, the Council will rent a tour bus so that all residents may participate in a trip. The tour bus company provides drivers and insurance coverage. The additional cost will paid by the residents. Buses are available for 24 persons or 48-50 persons. If there are more persons wishing to take the trip and additional space in cars is available, those traveling by car would be assessed at the same cost as bus passengers. Car drivers would not be charged.

Approved by the Residents Council, April 14, 1997

RESIDENTS OF PLAZA DEL MONTE
SANTA FE, NEW MEXICO
VOLUME I - 1961-1964

JANE BARBER

BARBARA BECKER

ADIN AND ELEANOR BROOKS

MR. AND MRS. W. H. BESSIRE

MRS. C. A. McCUNNELL

MURIEL AND FRANCES BOONE

MR. AND MRS. DON ALLEN

MR. AND MRS. ROBERT ELWOOD

JOHN CARNINE

MR. AND MRS. DON CLAUSER (SELINA)

FREDERICK AND BERTHA DAWSON

FLORENCE T. LEONARD

MRS. PAUL ERDMAN

LULU RUTH FLOYD

MARGERY FRINK

DOROTHY B. FRITZ

EDITH AND MILLIE FRITZ

RALPH AND LILLIE BESS HALL

MINNIE HEYMAN

MRS. DAVID (BESSIE) JOHNSON

MRS. ELIZABETH KEELER

GAYLORD AND LELA KNOX

ANNA LYLE

JOSEPH AND LOIS McNEIL

NEVA PALMETER

DONALD AND FLORENCE P ARKER

HILDA REES

FLORENCE SCHAFER

MRS. ALTHEA SHIFFLER

EDNA ROBERTS HALL (MRS. W. ALUN)
(MARRIED RALPH HALL)

MR. AND MRS. PETER A. MACDONALD

MISS MARGARET BECKER

GRACE AND D. N. SHOTWELL

REV. DeFOREST NORRIS SHOTWELL

DANIEL AND MARTHA SHOUP

MRS. GERTRUDE SMITH

LENA SMITH

MRS. MINA AND DAVID THOMAS

VERA WHITSETT

LYDA WOOD

CHESTER AND STELLA WHITTIER

MINNIE WITMER

PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

RESIDENTS OF PLAZA DEL MONTE
SANTA FE, NEW MEXIDO
VOLUME II - 1965-1971

EDITH J. AGNEW

RUTH AND WES ALMY

RUTH KERNS BARBER

WARREN AND CATHERINE BLODGETT

MRS. MAUDE BLOOM

RUTH WALKER BOLES AND HOYTT BOLES

PERRY AND RUTH BOVEE

***

WARD F. BOYD AND IRENE

CECELIA BRAUER

GILBERT AND EMOGENE BREMICKER

VIOLET AND ROGER BROWN

MINNIE COOK

MRS. JOHN DAVIS (TABITA)

SAMUEL AND RUTH DEAN

RUTH ERWIN

TEODORO R. FINLEY AND FRANCES

ELLEN FOSTER

DOROTHY FOSTER

MRS. BLANCHE B. GOLL

EDITH S. HARDING

MERRAN HENRY

MRS. GEORGE A. HILL (MILDRED)

FLORENCE KOHLER

ELIZABETH MITCHELL

JANE E. MOODY

DWIGHT AND AGNES NICHOL

JUANITA Q. ORTEGA

WALTER AND ELIZABETH PETERSON

SHELDON AND KATHRYN PRICE

FLORENCE MARIE SAYER

OVID R. AND MRS. SELLERS

BURNEY AND FRANCES SHELL

WINIFRED SHANNON

VIOLET SHERRATT

GERTRUDE AND FRED SPEER

IRENE TEAGARDEN

FRANK AND LAURA TRAVIS

LENORE S. TUCKER

AUSTIN AND VERA WOLFE

MARIAN AND HARRY WOOD

ADDITIONAL

*** JANE AND GILBERT BOYD

PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

RESIDENTS OF PLAZA DEL MONTE

VOLUME III - 1972 - 1979

SANTA FE, NEW MEXICO

JAMES & ERA JO AIKEN

MRS. TOMAS ATENCIO (BERNADITA)

ALBERT & CARRIE BARBER

RUTH BARBER

MRS. MARY BRYAN

MARGARET CANNON

SIBLEY LILENTHAL

IVA ROSS

ELSIE CLITHEROE

DAVID A. & MARY CUNNINGHAM

RALPH & RUTHANNA EVANS

MARION & PAT FLOYD (FLISRAM)

ELLA FLISRAM

RUTH MOORE

DOROTHY FRY

FABIOLA C. DE BACA GILBERT

WILLIAM GLEN & BLANCHE C. HARRIS

WILLIAM GLEN & JANE HARRIS

WILLIAM J. & DORIS HOLLAND

ED & ALYCE INGERSOLL

ED & FERN JONES

OLEN & HELEN KENNELL

JOHN PARK & MARIE CRAIG LEE

TIM & BETTY LOWE

MERREL & ELEANOR MARKER

MARY MASON

WILLIAM & FRANCES McCLAIN

VIOLET McCRACKEN

KATHERINE MURDOCH

J. ELBERT NASH

HELENE NEWMAN

STEPHEN PALMER & IVA ROSS

AL & LOU PEASLEE

S. LESLIE REID

DONALD & BETTY REICH

ROBERTA RITCHIE

ALVIN J. RITTER

BARBARA & MAURICE ROBERTSON

BUCKLEY & ERMA RUDE

ELEANOR & DEWITT SAFFORD

CARLOTA B. SANDOVAL

LARRY & MARGARET SCHWARZ

BLANCHE & STANLEY SCOTT

ROBERTA (MRS. RICHARD) SEITZ

BRYCE & RUTH SIDEBOTHAM

WILLIAM & MILDRED SLOSSER

DOROTHY SMITH

DUNCAN & ELEANOR SPINING

RUTH C. THOMPSON

CATHERINE VARHAUG

LILLIAN LOUISE VOPAT

JAMES H. & MARJORIE WILLIAMS

JUNE WINKLE

AUSTIN WOLFE & LOUISE OTTOPOBY

PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

RESIDENTS OF PLAZA DEL MONTE

VOLUME IV - 1980 - 1989

SANTA FE, NEW MEXICO

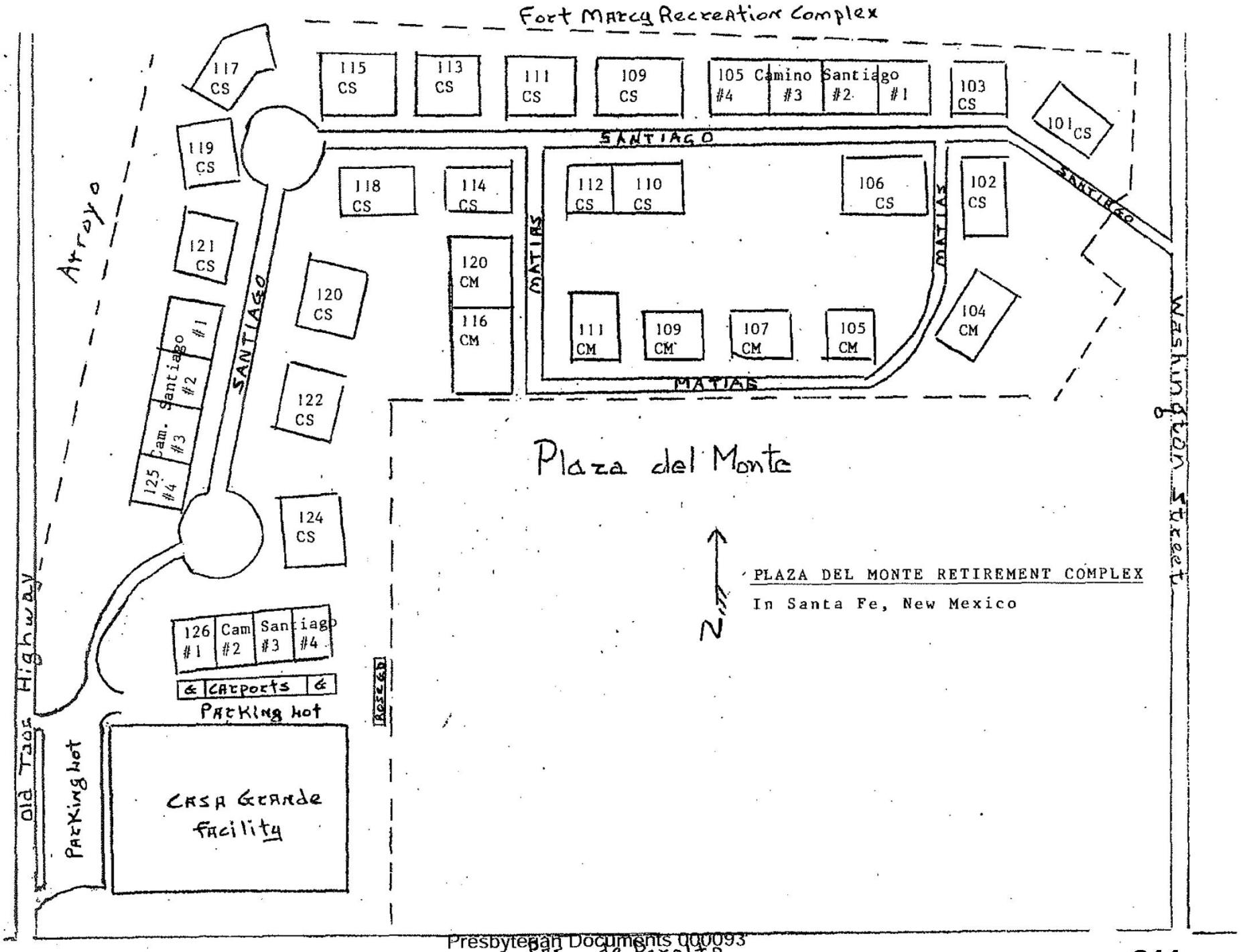
EUGENE & DORIS ALLEN
ORVAL & MARGRET AUSTIN
ALFRED M. & LORNA BASTEN
JOHN BATHGATE
VANNA & ARVENE BEWELL
HENRY & LOUISE BUCHER
BEATRICE DOLIBER
ALFONSO & ADA ESQUIBEL
MARJORY ETNYRE
PHYLLIS R. FLETCHER
GAYLAN & LEONA FRIESENBORG
HELEN GRAHAM
FLORENCE GRAY
LARS & MARGARET HAMERSON
ALAN & CLAIRE HAMILTON
PHYLLIS & HENRY H. HAUPT
RHEA HAYES
CHARLES HYDE
ROBERT & ELEANOR LAZEAR
MEG & BOB LUCERO
OZZIE & DEEDE LUTZ
PAUL & MARION McFARLIN
BILL & RUTH MORRISON
ROY & FRANKIE MAE NUNN
GRACE NAVARRE W. REIFSNYDER
JEANNE RHODES RIDDLE
CHARLES W. RIDDLE
MARION & RAMON RUIZ VALERA
IDA PRESTON SLOAN STERRETT
ART & DOROTHY STEVENSON
RICHARD L. & CARLYNN E. TRACY
FRANK & MARGARET WALKUP
RAY & SUE WALTHER
MARTHA WILKS
PATRICIA A. WILLIAMSON
ISIDORE & MARIE WOODALL

PLEASE ADD ADDITIONAL NAMES HERE - PRINT NEATLY

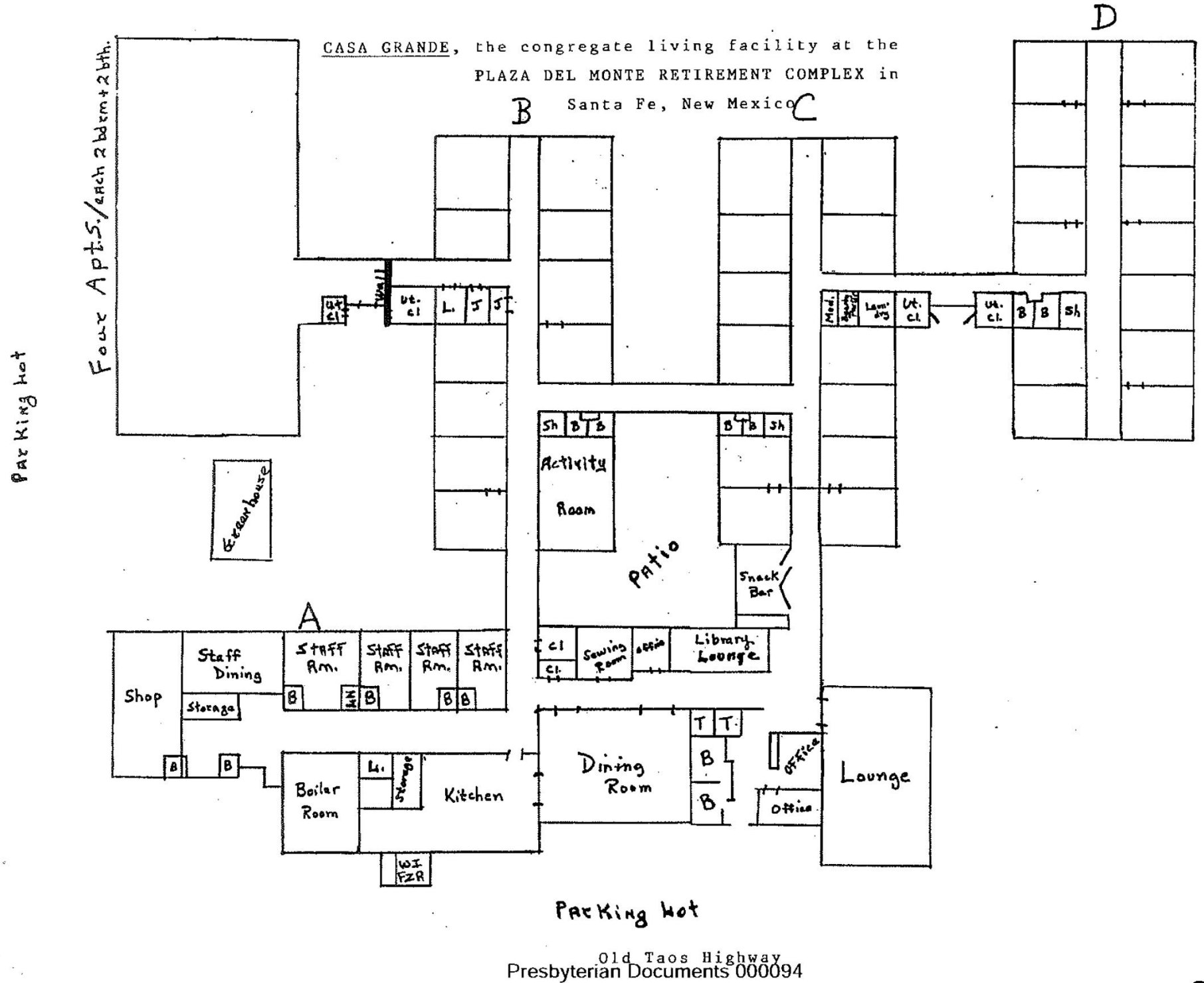
Transferred from:
Current Active Records.

Residents of Plaza del Monte
Santa Fe, New Mexico
Volume V - 1990 -

Tom and Francine Collins
Elizabeth de Schweinitz
Philip & Carol Ruth Geesaman
Eleanore Kolar
Jeanne Leonard
Ray B. & Roseanna J. Parker
Tomas & Rosita Rodriguez
Margaret Rae Strane
Jim Meahem & Jean Anne Swope
Katy & Ray Zuefeldt



Presbyterian Documents 000093



Presbyterian Documents 000094

Area groups study buying retirement center

By BOB QUICK
The New Mexican Staff

The Plaza del Monte Presbyterian retirement center in downtown Santa Fe might be acquired by the Ghost Ranch Foundation of Abiquiu and Presbyterian Medical Services of Santa Fe.

A joint offer for the center is likely to be made to the Philadelphia-based Presbyterian Board of Pensions by mid-June, the current owner of the property, said John Glass, executive vice president of PMS.

The property, on the corner of Paseo de Peralta and Old Taos Highway north of the main post office, has been appraised at $1.5 million, but Glass Thursday would not disclose the amount of the planned offer.

Plaza del Monte, a home for retired Presbyterian Church workers since 1961, went on the market in late December of 1987 after the Board of Pensions said the facility and others around the country lost $550,000 that year.

The PMS/Ghost Ranch offer would not be the only one on the table. Offers have been received from other organizations all over the country, said Paul Stavrakos, a vice president of the Board of Pensions.

The board would prefer to sell Plaza del Monte to a church-related organization that would maintain the facility as a retirement home, but the board also wants to receive a fair market value, Stavrakos said.

Stavrakos would not name a minimum amount the board would accept for the property.

If the offer from PMS and Ghost Ranch is accepted, Plaza del Monte would stay entirely under the auspices of the Presbyterian Church, because Ghost Ranch also is a Presbyterian entity.

PMS runs La Residencia Nursing Center in Santa Fe and has health care clinics all over the northern part of the state.

Ghost Ranch is likely to bring to Santa Fe its program of adult education and community service provided at its 21,000-acre center in Abiquiu, Glass said.

Joe Keesecker, executive director of Ghost Ranch, declined to comment on the pending offer or his plans for Plaza del Monte.

Under the terms of the joint purchase, Ghost Ranch would take over the main building, which is now vacant, and PMS would assume control of the 37 one- and two-bedroom houses, about 25 of which are now occupied, Glass said.

The current residents of the houses, who number about 50, would be allowed to stay.

"Many of us are feeling quite optimistic about this," said Twyla Mansfield, a resident with her husband, Fred, of Plaza del Monte for the past three years. "We're hoping it goes through."

Mansfield said residents were informed of the planned offer about two weeks ago at a meeting called by PMS and Ghost Ranch.

Glass added that the rent at Plaza del Monte, which is based on residents' ability to pay, is likely to go up, but he could not say how much it would increase.

PURCHASE AGREEMENT

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.) (hereinafter referred to as "Seller") agrees to sell to NATIONAL GHOST RANCH FOUNDATION, INC. and PRESBYTERIAN MEDICAL SERVICES, INC., or their assigns (hereinafter referred to as "Ghost Ranch" and "PMS" and collectively as "Buyers") certain real property located in Santa Fe County, New Mexico, more particularly described on Exhibit 1 attached hereto and incorporated herein by reference, and the personal property described on Exhibit 2 attached hereto and incorporated herein by reference (hereinafter collectively referred to as "the Property"), and the Buyers agree to buy the Property upon the following terms and conditions:

1. Purchase Price. Buyers agree to pay a total purchase price for the Property of One Million, Three Hundred Fifty Thousand Dollars ($1,350,000.00) as follows:

a. A down payment of One Hundred Thirty-Five Thousand dollars ($135,000.00) in cash or certified funds upon the date of closing of this transaction, which payment shall include payment in full for the personal property described on Exhibit 2.

b. The balance of One Million, Two Hundred Fifteen Thousand Dollars ($1,215,000.00), together with simple interest at the rate of eight and one-half percent (8½%) per annum from the date of closing until paid in full, to be paid in one hundred (100) equal quarterly installments of Twenty-Nine Thousand Four Hundred Ten and 40/100 Dollars ($29,410.40) each, which payments are based on a twenty-five (25) year amortization of principal and interest, assuming timely payments are made. Accrued interest only shall be payable quarterly for the first six

quarters after closing. Thereafter, amortized payments of principal and interest shall commence twenty-one (21) months after the date of closing, and shall continue on the same date of each successive quarter thereafter until all principal and accrued interest shall have been paid in full.

c. The obligation of the Buyers set forth in the preceding paragraph shall be represented by a promissory note, security agreement, and statutory mortgage in substantially the form of Exhibit 3, attached hereto and incorporated herein by reference.

2. Division of the Property. It is intended that the Property shall be physically divided between the Buyers prior to closing, such that the improvement known as Casa Grande and an area surrounding it will be purchased by Ghost Ranch, and the remainder of the Property will be purchased by PMS. The personal property will be conveyed as designated by the Buyers to be identified on or before closing. It is understood and agreed, however, that Buyers, upon execution of this Agreement, are jointly and severally liable for the full purchase price of the Property even in event they cannot agree between themselves prior to closing on the terms of the Property division contemplated hereby.

At closing, each Buyer, in event the contemplated division is agreed upon, shall receive a deed to its respective tract and shall execute and deliver to the Seller its security agreement, promissory note, and mortgage. In that event, the total obligation set forth in paragraph 1b will be apportioned between the Buyers, based on the ratio that the square footage in their respective tracts bears to the total square footage in the entire tract described on Exhibit 1. In event the Buyers do not agree on this division of the Property prior to closing, the Buyers, as tenants in common, shall receive a deed to the entire Property, and shall jointly and severally deliver to the Seller their promissory note and mortgage.

3. Title Evidence. Seller agrees to provide to Buyers the following evidence of merchantable title to the Property:

Within a reasonable time not to exceed thirty (30) days after execution of this contract, Seller, at its expense, will furnish to Buyers one Owners Title Binder (New Mexico Form No. 6), which binder shall be in the amount of the purchase price, subject to the standard printed exceptions of the title company (but committing to the removal of standard exceptions 1, 2, 3, and 4) and to any reservations, covenants, and easements of record. Buyers shall have thirty (30) days after receipt of the Binder within which to examine the same and submit any objections thereto to the Seller.

If Seller is unable to cure the title objections within the specified period, then Buyers at their option may terminate this Agreement upon written notice thereof, or at their further option, accept the title as is and proceed to close in accordance with paragraph 5.

4. Contingencies. The obligation of the Buyers will be contingent upon the following:

a. Acquisition of satisfactory independent mechanical, electrical, asbestos and hazardous waste and other physical inspection of the improvements on the Property to be done at the expense of the Buyers.

b. Acquisition from the appropriate authority of any necessary zoning approval or variance from existing zoning.

c. The completion of satisfactory right-of-first-refusal and shared-use agreement between the individual buyers with respect to the use of common areas, maintenance, and utilities.

d. Approval of title and survey of the Property.

e. Buyers shall have a period of ninety (90) days after the date of execution of this Agreement by both parties, within which to eliminate the foregoing contingencies.

f. If at the end of said ninety (90) day period, the foregoing contingencies shall not have been eliminated to the satisfaction of the Buyers, the Buyers may at their option waive any such remaining contingency, or may terminate this Agreement by written notice to Seller.

5. Closing.

a. Closing shall take place within thirty (30) days from the date of written notice of the Buyers to the Seller that all of the contingencies listed in paragraph 4 above have been met or waived by the Buyers, but in no event later than one hundred twenty (120) days after the execution of this Agreement.

b. At closing, Seller shall execute a Special Warranty Deed conveying the Property, free of liens and encumbrances, but subject to 1989 taxes, if any, patent reservations, and those easements, restrictions, and covenants accepted under paragraph 3a of this Agreement and a Bill of Sale for the personal property. In addition, the Buyers shall execute the appropriate security agreement, promissory note, and mortgages, and shall cause to be paid in full the down payment required by paragraph 1a.

c. Within ten (10) days after closing, Seller shall provide, at its expense, an Owners Title Insurance Policy (New Mexico Form No. 1) in the amount of the purchase price, showing good and merchantable title for the Property vested in the Buyers, and subject only to the exceptions shown on Schedule B, Section 2, of the commitment approved by Buyers and with standard exceptions 1, 2, 3, and 4, deleted.

d. Seller and Buyers shall divide equally the customary closing costs of the title company. Each party shall be responsible for their respective recording and legal fees.

6. Seller's Commitment to Tenants of the Premises. As an inducement to the parties for the execution of this Agreement, and as consideration therefor, the Seller does hereby agree to continue its program of subsidies to rental payable to PMS by existing tenants of the Property named on Exhibit 5, attached hereto and incorporated herein by reference (the "Existing Tenants"). PMS shall be free to set its rate for the tenancy of each of these individuals in the Property. PMS agrees that for the period that any of the existing tenants are residents on the Property, its rates will be maintained at a level commensurate with other comparable retirement housing located in Santa Fe County, New Mexico. So long as the Existing Tenants remain in possession, Seller agrees to continue its program of rent subsidies and to remit directly to PMS in full, on a monthly basis, the amount due as a consequence of the occupancy of the Property by each individual named on Exhibit 5. The provisions of this paragraph shall survive the closing and the conveyance of the Property.

Furthermore, it is the express intention of the parties that the portion of the Property acquired by PMS shall continue to be operated as a retirement facility, and to the extent that it may be reasonably done, the Property shall be occupied by retired church workers and others involved with the general mission of the Presbyterian Church. PMS shall be free to set its own criteria for occupancy, but shall give priority to individuals in this category so that the overall character of the Property remains unchanged.

7. Hold Harmless. The Seller agrees to indemnify and hold the Buyers harmless from any and all liability, claims, causes of action, or demands with respect to contracts relating to its prior operation of Plaza del Monte, including any contract with any present or pending resident or employee of Plaza del Monte.

Buyers agree to indemnify Seller against, and hold Seller harmless from, any claims, cause of actions, demands, or liabilities arising from Buyers' possession and

occupancy of the Property. Buyers agree to keep the Property free and clear of any and all liens and encumbrances during the pendency of this Agreement.

8. Default Prior to Closing. In the event of Buyers' refusal to close as required by this Agreement, the Seller agrees to give the Buyer's notice of the default and a ten (10) day opportunity to proceed to closing to purchase the Property. In event of default, the nondefaulting party shall have the right to bring suit for specific performance, and pursue any other remedy at law or equity, in which case the prevailing party shall be entitled to recover costs of suit, reasonable attorneys fees, and such other and further recovery as the court may deem proper.

9. Default After Closing.

a. Time is of the essence of this Agreement. Buyers shall make the payments described in paragraph 1b and their promissory note when due. If there is a nonpayment of any amount hereinabove specified or a failure to perform or a breach of any one or more of the conditions herein set forth, and such nonpayment, failure to perform, or breach is not cured within a period of thirty (30) days after written notice thereof has been mailed to the defaulting Buyer, Seller, at Seller's option, may declare the entire unpaid balance of the defaulting party's promissory note, both principal and accrued interest immediately due and payable, and proceed to enforce payment of the same.

b. If either party commences an action against the other to enforce any of the terms hereof, or because of breach by either party, the losing party shall pay to the prevailing party reasonable attorneys fees, costs, and expenses which shall be deemed to have accrued upon the commencement of such action, whether or not such action is prosecuted to judgment.

c. Notwithstanding the other provisions of this paragraph, in the event there is a divison of the Property prior to closing but a default in the obligation executed by one of the Buyers after closing, the Seller further agrees to give the

nondefaulting Buyer written notice that the other Buyer is in default and has failed to cure the default within the thirty (30) day period specified in paragraph 10a above. The nondefaulting Buyer shall have a further period of thirty (30) days within which to cure the default prior to Seller's taking any action to enforce its rights under the mortgage, security agreement, or promissory note, or accelerate the obligation. Seller agrees that the nondefaulting Buyer may assume the balance of the defaulted obligation without penalty, upon payment within the specified period of all sums necessary to reinstate the obligation. In the event that the nondefaulting party elects to reinstate the obligation, the defaulting party hereby agrees to convey its unencumbered interest in the Property by special warranty deed, subject only to the mortgage, easements, restrictions, and reservations of record and by bill of sale, to Seller, and the defaulting party shall be released from further liability to Seller. Each party to this Agreement agrees to cooperate fully to accomplish the transfer of the Property and its associated liability to the nondefaulting party in the event it elects to proceed under this paragraph.

This paragraph 9, in its entirety, shall survive closing.

10. Taxes. Seller shall pay any ad valorem taxes on the Property prorated on the basis of the last available public assessment figure to the closing date. Buyers shall pay the taxes that may thereafter be levied or ordered by any lawful authority when due, and shall not allow any lien to attach to the Property therefor.

11. Entire Agreement. This Agreement, the contemplated mortgage, security agreement, and promissory note terms shall constitute the entire agreement between the parties hereto and shall not be subject to amendment or modification except as mutually agreed to in writing by all parties.

12. Notice. Any notice provided herein shall be by certified mail with postage prepaid, addressed to the recipient thereof at the respective address set forth below, or to any other address of which the addresser has written notice.

13. Legal Effect. This Agreement shall be binding upon, and inure to, the benefit of the parties hereto, their heirs, personal representative, and assigns; however, this Agreement cannot be assigned without Seller's written consent, which shall not be unreasonably withheld. This Agreement shall be interpreted under the laws of the State of New Mexico.

14. Risk of Loss. Risk of loss is on the Seller until closing. The Seller agrees to continue to maintain the Property until closing.

IN WITNESS WHEREOF, the parties hereunto set their hands this 17th day of November, 1989.

SELLER:

THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.)

By Donald O Hosey

Its Vice President

BUYERS:

NATIONAL GHOST RANCH FOUNDATION, INC.

By Anne D Ross

Its Secretary

PRESBYTERIAN MEDICAL SERVICES, INC.

By James L Rubsomen

Its President

Presbyterian Documents 000103

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 17th day of November, 1989, by Donald O. Hovey.

Barbara J. Dempsey
Notary Public

My commission expires:
10-2-93

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 17th day of November, 1989, by Anne B. Noss.

Barbara J. Dempsey
Notary Public

My commission expires:
10-2-93

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this 17th day of November, 1989, by James L. Riebsomer.

Barbara J. Dempsey
Notary Public

My commission expires:
10-2-93

LEGAL DESCRIPTION

A certain tract of land lying and being situate northeast of the intersection of Old Taos Highway and Paseo de Peralta in Ward No. 4 of the City of Santa Fe, County of Santa Fe, State of New Mexico, being more particularly described as follows, to wit:

Beginning at a point for the southwesterly most corner of the Scottish Rite Temple (being the same corner as shown on a plat by Walter G. Turley dated March 11, 1960, Project No. 60 E-7) thence S 55°51'W a distance of 45.0 feet; thence N 72°52'W a distance of 170.0 feet; thence N 17°28'E a distance of 6.59 feet, the true point and place of beginning, the southern most corner of the tract described hereon, said point being the north right-of-way line of Paseo de Peralta; thence N 69°42'W, along said north right-of-way line, a distance of 261.48 feet; thence N 35°47'28"W a distance of 42.94 feet, to a point on the east right-of-way line of Old Taos Highway; thence N 20°11'E, along said east right-of-way line a distance of 330.55 feet; thence S 69°24'E a distance of 11.71 feet; thence N 20°11'E a distance of 458.00 feet; thence, leaving said east right-of-way line of Old Taos Highway, N 65°20'E a distance of 113.30 feet; thence N 20°35'E a distance of 36.1 feet, the northern most corner of the tract described hereon; thence S 70°52'E a distance of 654.95 feet; thence S 63°42'07"E a distance of 73.88 feet, the northeasterly corner of the tract described hereon; thence S 18o29'W a distance of 96.90 feet; thence S 39°54'E a distance of 24.80 feet; thence S 50°09'30"W a distance of 186.70 feet; thence N 72°23'W a distance of 485.50 feet, to a point marked by an existing 2 inch diameter chain link fence post; thence S 17o28'W a distance of 641.24 feet, the true point and place of beginning.

Containing an area of 9.146 acres, more or less; all as shown on that Plat of Survey for the Board of Pensions of the United Presbyterian Church of the U.S.A.; certified by Richard A. Morris, a registered professional surveyor in the state of New Mexico; said plat bears the Project No. D 8802.

Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
1984 12-pass. Dodge Van, 8 cyl.	1					apprl.	7,000.
1986 7-pass. Dodge Mini-Van, 4 cyl.	1					apprl.	9,000.
1987 1/2 Ton, 4x4, Chevrolet Pickup 6 cyl., standard box (V-6)	1					apprl.	9,500.
1969 1/2 Ton Chevrolet Pickup, 6 cyl.	1					apprl.	300.
Range, Hobart, CR401	1			2		apprl.	2,138.
Range, Toastmaster, S-2081R	1			20		apprl.	0.
Slicer, Hobart, 1612-1 + all access.	1			3		apprl.	969.
Blender, Waring, 34BL22/23	1			2		apprl.	510.
Mixer, Hobart, w/stand + all access. A120-2B & V59-12	1			3		apprl.	1,460.
Freezer, Hobart, walk-in, W1-SEFGZD	1			1		apprl.	8,264.
Shelving for walk-in freezer, 42x12x54 and 48x18x64, metal, 1 each	1					apprl.	275.
Shelving for pantry, metal, 108x12x64 and 168x18x63, 1 each	1					apprl.	125.
Dishwasher, Auto-Chlor, A-4, w/HD disposal built in counter, plus 2-tub sink, all built into stainless steel counter 44" deep and 174" long, all w/lower shelf	1			3		apprl.	3,000.
Shelving above dishwasher counter, 12x80 and 22x84, 1 each, St.Stl.	1					apprl.	50.
Freezer, upright, stainless steel, Glenco, 3 door, SF-40-S, newer compressor	1					apprl.	4,929.
Refrigerator, Glenco, 6-door, St.Stl., CSH-78-R, newer compressor	1					apprl	4,238.
Refrigerator, Glenco, 8 doors on two sides, CSH-50-R, newer compressor	1					apprl	9,792.
Table, w/wheels, 29x36x36, St.Stl.	1					apprl	300.
Carts, serving, w/wheels, St.Stl.	4					apprl	200.
Ice Machine, Scotsman, AC-30-MAE-1B	1			4		apprl	1,200.
Table, w/drawer, w/shelf, w/overhead pot rack, 30x60x36, St. Stl.	1					apprl	290.
Shelving, wall, St.Stl., 10x119, (2)	1					apprl	35.
Counter, w/lower shelf, St.Stl., w/ water fill & drains, 120x30x36	1					apprl	300.
Steam Table, St.Stl., w/refrigerator, w/plate warmers (2), w/ warmer drawers (2), w/2 small steam trays & 2 large steam trays, w/4 small chill trays and 1 large chill tray, 108x44x38	1					apprl	1,450.
~~Organ, field, pump~~	~~1~~					~~apprl~~	~~350.~~
~~Picture, Fremont Ellis, 30x35~~	~~1~~					~~apprl~~	~~13,500.~~
~~Buffet, antique, Italian Oak, large~~	~~1~~					~~apprl~~	~~6,500.~~
Cutglass, vase & pitcher	1					apprl	40.
Light fixtures in Lounge, Cooper, tin, 6-hanging, 6-wall, 1-massive hanging (all part of building - appraisal- $7,700.							

Code: "apprl." indicates appraised by an outside person/company

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Lamps, table, w/shade	22		30.	var		15.	330.
Lamps, desk, w/plastic shade	14		8.	var		4.	56.
Lamps, desk, w/metal shade	13		10	var		8.	104.
Lamps, floor, w/shade	23		25.	var		10.	230.
Chairs, desk, w/casters	3		98.	10	20	49.	147.
Chairs, straight, w/uphol. seat	26		63.	26	35	16.	416.
Chairs, dining room, w/arms	44		89.	26	35	23.	1,012.
Chairs, wooden frame, w/cushions	54		104.	26	35	27.	1,458.
Chairs, dining room, no arms	8		82.	26	35	22.	176.
Desk, walnut, 4-drawer, 52x19	5		199.	26	35	52.	260.
Stand, typewriter, metal, w/wheels	3		89.	10	15	20.	60.
Divider, wooden, w/desk & w/no desk	27		250.	26	35	75.	2,025.
Mattress and Springs (set)	30		172.	6	10	80.	2,400.
Table, 36x36, wooden, walnut	17		69.	26	35	25.	425.
Table, 24x36, wooden, walnut	6		48.	26	35	17.	102.
Table, step-up and not step-up, lamp	48		40.	26	35	10.	480.
Table, card, standard size	3		26.	4	10	15.	45.
Headboards, for bed, walnut	26		59.	26	35	25.	650.
Frame, bed, metal, single	34		30.	26	35	15.	510.
Lamps, table, oak, w/shade	5		36.	15	35	21.	105.
Chairs, high-back, w/cushion, oak	3		195.	26	35	50.	150.
Chair, lounge, oak, w/cushions	6		119.	26	35	31.	186.
Davenport, 3 seat, oak, w/cushions	2		304.	26	35	78.	156.
Table, step-up, lamp, oak	5		94.	15	35	25.	125.
Chairs, wooden, straight back, oak	2		79.	15	35	45.	90.
Screen, portable, wooden, accordian	2		69.	3	20	60.	120.
Bookcase, 4-section, dk.oak, antique	2	(glass	fronts)			300.	600.
Table, coffee, 4-ft., oak	1		96.	15	35	25.	25.
TV, Zenith, console, 25'	1		699.	6	15		400.
VCR, NEC, remote control	1	325.		3	15		250.
Amplifier w/4 hearing aids, McGohan	1	289.		3	15		230.
Record Player, McDonald, Cassette Deck, Sanyo, Amplifier and two Speakers, Realistic	1		339.	10	15		100.
Piano, Yamaha, upright	1		2,000.	8	35		1,542.
Ping Pong Table, folding, w/access.	1		272.	3	10		190.
Lecturn, oak	1						100.
Amplifier, w/4 wall-mount speakers Realistic	1		219.	10	15		73.
Rug, Chimayo weaving, 52x92, on wall	1						250.
Risers, 4x4x8, wooden	2					30.	60.
Picture, 32x44, wood frame	1						25.
Microphone, Model 676EB	1		76.	10	15		25.
Microphone, Realistic, stereo	1		29.	2	15		25.
Podium, wooden, w/carpet	1						25.
Tables, round, metal legs, formica top	3		76.	26	35	20.	60.
Chairs, round, metal legs, w/pads	12		75.	26	35	20.	240.
Davenport, 3-cushion, wood frame	1		204.	26	35	52.	52.
Chairs, wooden, w/arm, upholstered	2		89.	26	35	22.	44.
Divider, metal frame, material inset	2	69.		new		69.	138.
Desk, 38x75, w/file & drawers, walnut	1		309.	10	35		220.
File, 4-drawer, metal, standard size	1		129.	10	25		75.
File, fire-resist., legal size, 2 dr.	1		840.	4	35		744.

Code: "var" indicates various ages

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Bookcase, 33x36, wooden	1		74.	26	35		20.
Typewriter, IBM, Actionwriter 1, elect	1		600.	4	12		400.
Answering Device, Duophone, TAD3-11	1	129.		1	10		116.
Adding Machine, Casio, 1005 Model	1		79.	2	5		47.
Checkwriter, Paymaster	1		185.	4	25		155.
Phone System, Merlin, 10-Station + Paging System w/4 locations	1	6,800.		4	20		5,440.
Pictures, 28x36, mountain scene	1						25.
Picture, 12x14, lithograph	1						35.
Slide Projector, Kodak Carousel, w/ zoom lens, w/single slide adapt., w/carrying case	1	420.		3	15		336.
Bulletin Board, 24x36	1		38.	3	10		26.
Radio, Magnavoz (old), solid state	1						15.
Office Equipment, miscellaneous							30.
Communion Ware, 4 trays, 2 lids (set)	1	129.		3	30		116.
Table, card, round	1		18.	6	10		8.
Copier, Konica Royal, Model 15032MR	1	2,995.		1	10		2,695.
Picture, 21x17 (stairway, b/w)	1						25.
Pictures, photo prints, 30x26, wheat	4					25.	100.
Bulletin Board, magnetic, 18x24	1		26.	2	15		22.
Office Equipment, miscellaneous							30.
Picture, print, O'Keefe	1						25.
Pictures, 11x14, Indian	10					10.	100.
Bookcase, oak, 38x42, floor-type	3		351.	15	35	200.	600.
Bookcase, oak, 38x54, wall-type	2		599.	15	35	342.	684.
Bookcase, oak, 22x38, floor-type	1		281.	15	35	160.	160.
Bookcase, oak, 68x12, connector	1		242.	15	35		139.
Bookcase, wooden, painted, 48x72	3	140.		2	20	126.	378.
Bookcase, wooden, painted, 36x72	1	105.		2	20		94.
Bookcase, wooden, painted, 30x72	1		90.	10	20		45.
Table, 32x32, oak	2		114.	15	35	65.	130.
Table, coffee, 20x42, oak	1		114.	15	35		65.
Rack for magazines, w/casters, 58x34	1		300.	15	35		171.
Cradenza, 42x38, 2-door, oak	1		295	15	35		168.
Sectional, oak frame, upholstered	4		119.	26	35	31.	124.
Chairs, arm, oak, upholstered	4		119.	26	35	31.	124.
Coatrack, metal, 51x69,	1		104.	10	20		52.
Chair, straight-back, oak	2		79.	15	35	45.	90.
Books, 1000+ hard-back, w/reference	1,000+						1,500.
Books, soft-back	many						50.
Table w/lamp, round, oak	1		82.	15	25		32.
Rug, Chimayo weaving, 51x76	1						300.
Cardfile, for Library, 2 drawer	1	192.		2	35		180.
Picture, 22x26, lithograph	1						50.
Picture, 12x15, painting	1						35.
Ceramic Bird collection (M. Cook)	many						100.
Picture, 26x28, Indian at loom	1						25.
Picture, 28x22, Desert w/horses, pntg.	1						10.
Rug, Chimayo weaving, 27x83	1						165.
Bulletin Board, 38x46 and 39x43	2		38.			20.	40.
Cart, 2-wheel	1		30.				15.

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Easle, wooden	1						5.
Screen, movie, 6 foot w/stand	1		132.	8	25		89.
Wheelchair, leather seat & back	1		242.	8	25		165.
Table, projection, w/extension legs	1		167.	7	15		89.
Computer, Mitsuba, w/Epson printer	1	2,435.		2	10		1,948.
Table, computer, w/drawer	1	265.		2	20		238.
Typewriter, Smith-Corona, portable, electric (older)	3					15.	45.
Desk, 60x30, walnut, w/file drawer	1		239.	10	35		170.
Cabinet, wooden, painted, 29x60 w/drs.	1						25.
Office equipment, miscellaneous							20.
Pictures, miscellaneous	4					5.	20.
Scale, Digital, Model 22	1		59.	6	10		24.
Christmas decorations	many						0.
Thermo-Chests	2		24.	2	5	14.	28.
Drink Caddy	1		19.	2	5		11.
Booster Chair, childs	1						5.
Tablecloths, for 36" square tables, sets of 12, various colors	20 sets		96.	3	5	38.	760.
Exercise Bike, Schwinn	1	160.		10	15		106.
Vases, for center pieces	many						25.
Chairs, stack, leather seat & back with carts	42		28.	4	10	17.	714.
Podium, portable, w/mike, batt. opr.	1		730.	6	15		437.
Rug, Chimayo weaving, 22x46	1						75.
Rug, Chimayo weaving, 35x71	1						225.
Serving Carts for Silverware, walnut	3		350.	26	35	90.	270.
Picture, photo print, 38x48, Forest	1	600.					600.
Picture, 29x35, flowers	1						25.
Dishes, various, (in bookcase)	many						10.
Chair, stack, plastic, yellow	11		22.	6	10	9.	99.
Bookcase, metal, 36x60	1						5.
Bookcase, 48x72, wooden, painted	1		129.	10	20		60.
Table, metal, round, lawn	1		119.				25.
Cots, light weight, w/pad	2		20.			5.	10.
Games and Puzzles	many						50.
Picture, print, 31x31	10					50.	500.
Beds, Rollaway, 28 inch	1		107.	8	15		50.
Beds, Rollaway, 40 inch	1		117.	8	15		55.
Listening Carrell, walnut, w/drawer	1	630.		2	20		567.
Tape Recorder/Player, Sharp	1	130.		2	5		78.
Pictures, print, 21x25	1						50.
Pictures, print, 20x20	1						50.
Pool Table, Bumper, w/accessories	1	795.		2	15		689.
Chair, easy, upholstered	2		300.	9	15	120.	240.
Chair, easy, upholstered w/foot stool	1		300.	9	15		120.
Table, 36x59, metal legs, wood top	1		199.	26	35		50.
Chairs, high-back, w/cushions, no arm	4		69.			25.	100.
Chair, high-back, w/cushions, w/arms	1		79.				30.
Vacuum Cleaners, Tri-Star	3	1,175.		3	25	1,034.	3,102.
Vacuum Cleaner, Tri-Star	1		1,175.	15	25		470.
Vacuum Cleaner, Hoover, upright	1		180.	4	10		108.
Vacuum Cleaner, cannister-type	1		250.	4	10		150.

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Shampooer, electric	1		250.	3	10		175.
Desk, 32x58, walnut, w/typewriter pull-out, 5-drawers	1		239.	20	35		102.
Chair, desk, w/wheels, w/arms	1		192.	13	20		67.
File, metal, 2-drawer, standand	1		97.	7	10		29.
~~IBM-Computer w/Zerox printer~~	~~1~~	~~4,260.~~		~~4~~	~~10~~		~~2,556.~~
Table, computer, 30x59	1	300.		4	20		240.
Office equipment, miscellaneous							20.
Walkers, canes, crutches, health equipment - many -							100.
Chair, upholstered, easy	1		300.	10	20		150.
Chair, upholstered, straight	1		150.	10	20		75.
Sectional, 3-piece, large, upholstered	1		950.	6	20		665.
Bookcase, 36", walnut	1		74.	24	35		25.
Dresser, 3-drawer, walnut	2		239.	26	35	62.	124.
Mirrors, wall, wood frame	2		149.	26	35	38.	76.
Bench, 3 cushion, metal	1		134.	15	25		50.
Chest-of-Drawers, w/casters, painted	2		249.	2	35	234.	468.
Chairs, easy, upholstered	2		300.	10	20	150.	300.
Chair, rocking, wooden	2		159.	15	20	39.	78.
Chair, rocker, wooden	1						25.
Dresser, walnut, 6-drawer, 19x52	1		299.	26	35		76.
Mirror, wall, walnut (for dresser)	1		129.	26	35		33.
Shelves, metal, 24x48	1		49.				10.
Dresser, walnut, 3-drawer, 36x19	1		239.	26	35		61.
Chest-of-Drawers, w/casters, painted	3		249.	4	35	220.	660.
Night-stand, walnut	1		79.	10	15		25.
Drapes in all rooms, many near new, with building							-
Drapes in Dining Room, Chimayo weaving, new, with building							-
Bedspreads, Sheets, Pillowcases, Pillows, Towels, Washcloths -			3,000.	MANY			1,500.
Fans, on stands, 20"	3					5.	15.
Vacuum, for shop, wet/dry	1		109.	10	20		54.
Pop Machine	1						15.
Doors, screen, slat folding, hollow-core (new/used) - many							-
Hot Water Tank, 80 gallon, natl. gas	1	(1 yr. use - spare)		2			100.
Chairs, stack, leather seat and back	3		28.	4	10	17.	51.
Table, 36x36, metal ped., wood top	1		69.	25	35		20.
Ladders, 5', metal	1		36.				20.
Caddies, tray, metal	2		37.	new		25.	50.
Paper Goods (napkins, placemats, tissues, plastic bags, plastic cups -					in excess of -		800.
Kettles, soup, electric	2		129.	2	10	103.	206.
Dishes, china and silverware - service for 70 ($20. per service)					- in excess of -		1,400.
Pots and Pans, Servers, Coffee pots, Decanters, Percolators, Cooking Utensils - for cooking and serving 70 persons -					- in excess of -		1,500.

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Lockers, 24x78x63, double-sided, metal	14		98.	25	30	16.	224.
Lockers, 12x72x96, metal	8		98.	25	30	17.	136.
Chairs, stack, leather seat & back	6		28.	4	10	17.	102.
Step-stool, mobile, round	1		44.	4	35		38.
Table, 36" round, w/ped.	1		69.	25	35	20.	20.
Chair, step, high, metal	1		34.	10	20		17.
Bulletin Board, 24x36	1		38.				20.
House-keeping equipment (mops, brooms, mop buckets, signs, brushes, etc.)							150.
Buffer, floor, Model P15, HD, w/brushes	1		954.	15	25		381.
Cart, 2-wheel, red, HD	1		70.	5	20		52.
Chair, chrome & vinyl, w/wheels (bath)	1		99.	8	20		59.
Tables, folding, card, misc. cond.	9					2.	18.
Cart, shopping	1		20.	3	5		10.
Cart, shopping	1		15.	4	5		5.
Stand for microphone, adjustable	1		18.	8	15		10.
Table, projector	1						5.
Pictures, misc. sizes & types	7					5.	35.
Fan, circulator, floor, Dayton, 14"	2		119.	2	15	103.	206.
Washer, Kenmore, HD	1		479.	7	15		255.
Dryer, Kenmore, HD	1		399.	7	15		212.
Stool, w/back, metal, high, yellow	1		24.	10	15		8.
Screen, projection, 5', w/stand	1		119.				20.
Chairs, folding, misc. condition	11					5.	55.
Screen, projection, 3', w/stand	1		39.				5.
Ladder, 2', wooden	1		22.				5.
Chalk Board, 36x48	1		38.				10.
Chairs, lawn	1		15.				5.
Washer, Kenmore, HD	1		479.	7	15		255.
Dryer, Kenmore, HD	1		399.	7	15		212.
Dryer, Whirlpool, HD	1		399.	7	15		212.
Washer, Frigidaire, HD	1		479.	7	15		255.
Iron, steam/dry/spray, B. & D.	2		44.	2	10	35.	70.
Board, ironing	2		25.	6	10	10.	20.
Chairs, lawn	12		39.	12	15	10.	120.
Bike, 3-wheel	1						35.
Tables, picnic, w/benches	1		217.	5	10		108.
Tables, picnic, w/benches	1		159.	5	10		79.
Bird Bath	1		49.	2	10		39.
Flower Pots, Goat-heads, set a 3	1		105.	6	20		73.
Mirror, for small dresser, wall-type	1		149.	26	35		38.
Bookcase, 30x46, metal	1						10.
Chair, dryer, w/vinyl, Airflight	1		205.	10	20		102.
Chair, barber shampoo, adjustable	1		279.	10	30		186.
Time Clock, Timekeeper System 5	1	1,095.		2	10		876.
Waste Baskets, various sizes & types	40		10.	var			100.
Chest-of-Drawers, wooden, old	1						5.
TV, Zenith, 25" (older)	1		599.				50.

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Ladder, 3', wooden	1		26.				10.
Ladder, 2', metal	1		22.				10.
Cart, shopping	1		20.				8.
Cart, coffee, w/wheels & warmer	1		79.	8	15		36.
Stool, high, metal, yellow	1		19.	10	15		12.
Stool, high, metal, w/step	1		34.	7	15		15.
Shelving, 6x6, metal	2		58.	15	30	29.	58.
Shelving, 78x36, metal	2		49.	15	30	24.	48.
Table, step-up, oak	1		94.	15	35		53.
Chair, stack, w/leather seat & back	5		28.	4	10	17.	85.
Chairs, metal, w/upholstered seat and back	3		167.	15	25	66.	198.
Sectional, 3-seat, w/upholstered seat and back, metal	1		399.	15	25		159.
Refrigerator, Sears, copper, 13 CuFt	1		454.	10	15		151.
Micro-wave Oven, Hotpoint, 14"	1		205.	3	10		143.
Bookcase, wooden, 28x44	1		74.	20	35		31.
Pictures, misc. size & type	6					5.	30.
Lamp, table, oak	1		36.	15	35		20.
Tractor, TORO, w/mower & blade, etc.	1	2,975.		1	5		2,380.
Mowers, TORO, gas	2	439.		1	5	350.	700.
Roto-tiller, gas, Troy/Pony	1		500.	7	10		200.
Shredder, Wards, gas	1		400.	7	15		275.
Weedwhip, gas, Stihl	1	149.		1	3		100.
Ferti-matic, chemical	1			8	15		50.
Brush-whacker, Sears, gas	1	335.		3	5		105.
Wheelbarrow, True Temper	1		60.	1	10		54.
Wheelbarrow	1		60.	6	10		10.
Cart, bike-wheel, garden	1		40.	20	25		10.
Spreader, Scott, fertilizer	1		44.	8	20		26.
Mower, Snapper, gas	1		360.	8			50.
Trimmer, hedge, gas, Stihl	1	269.		2	5		160.
Ladder, 6', metal	1		69.	3	6		35.
Cyclone fertilizer spreader	1		70.	4	10		42.
Rakes, leaf	6		10	var.		5.	30.
Rakes, metal, regular	3		20.	var.		8.	24.
Spades	3		18.	var.		9.	27.
Shovels	5		16.	var.		8.	40.
Snow Scoops	6		10.	var.		5.	30.
Spades, square, short handle	1		15.				7.
Brooms, push	4		29.	var.		10.	40.
Special tools, long handle	6		10.	var.		5.	30.
Hoes	8		12.	var.		6.	48.
Weed whips	2		15.	var.		8.	16.
Post-hole digger, hand	1		25.				15.
Tamper	1						10.
Bar	1						15.
Miscellaneous hand garden tools	many			var.	in excess of		50.
Sprinkler, garden hoses, etc.	many			var.	in excess of		300.
Pruner, hand, extension handle	1						30.
Pruner, hand, short handle	1						10.
Chain Saw, gas, Homelite, XL-12	1		325.	3	10		225.
Snowpushers	2		10.	1	5	8.	16.
Hoe, masonry	1		22.	2	10		17.

CODE: "var." indicates various ages

(to page 8)

Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Shovel	1		16.	5			8.
Wheelbarrow	1		60.	3	10		40.
Ladder, 10', metal	1		89.	3	10		60.
Snow Scoops	2		10.	var		5.	10.
Ladder, 24', extension, metal	1		154.	8	20		92.
Cart, 2-wheel, HD, red, appliance	1		109.	6	20		76.
Lawn Packer	1						10.
Lawn Edger, hand	1						15.
Tamper	1						10.
Ladder, 6', metal	1		69.	5	10		30.
Ladder, 5', metal	1		59.	5	10		25.
Jointer, Delta, electric, 6"	1		379.	27	30		75.
Saw, Table, Delta, 10", electric	1		530.	20	30		250.
Vise, pipe, tripod, chain-type	1						100.
C-Clamp, 8"	1		27.				15.
Sledge Hammer, 10 pound	1						15.
Vise Clamps, extension-type	3		26.	var		15.	45.
Push Broom (near new)	1		29.				25.
Grinder, electric, Craftsman, 8", 2 wl.	1		59.	27	30		15.
Router, Stanley, w/bits, electric	1		89.	5	15		50.
Belt Sander, Stanley, Model 02	1		98.	5	10		45.
Skill Saw, electic, hand, 8 1/4"	1		147.	5	10		70.
Skill Saw, electric hand, 7 1/4"	1		89.	5	10		40.
Drill, electric, Rockwell, 3/4"	1		59.	5	15		30.
Drill, electric, Makita, 1/2"	1		69.	5	15		45.
Skill Saw, B. & D., electric, hand	1		49.	5	10		25.
Sander, Rockwell, vibrator, electric	1		69.	8	15		30.
Saw, reciprocating, B. & D., electric	1		138.	6	12		70.
Grinder, Stanley, hand, electric, HD	1		99.	8	15		55.
Drill, Thor, electric, hand, 5/8"	1		99.	5	15		65.
Air Compressor, portable, Wards, 220 voltage, HD, 7 gal., 100#	1		179.	7	20		125.
Electric Supplies - light bulbs, wire, electric motors (new & used) for furnaces, compressors and pumps, switches, etc., etc.				in excess of -			1,450.
Plumbing Supplies - pipe fittings, water pumps (new and used), pipe (copper and steel), valves, new circulating pump & motor unit, furnace belts, solder, new thermostats, etc., etc.				in excess of -			3,000.
Roof Repair Materials - compounds, etc.				in excess of -			250.
Building Repair Materials & Supplies - screws, bolts, nails, glazing, caulking, sandpaper, hinges, paint, varnish, stain, etc., etc.				in excess of -			1,200.
Shovel	1		16.				8.
Push Brooms	2		29.	var		14.	28.
Broom, regular	1		8.				4.
Hoe	1		12.				6.
Saws, hand	5		9.	var		5.	25.
Electric extension cord, 50'	1		39.				19.
Electric extension cord, 25'	1		19.				9.

CODE: "var" indicates various ages

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Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Plungers, bathroom stool	6		3.	var		2.	12.
Oil Cans	4		4.50	var		3.	12.
Wrenches, pipe, 36"	1		56.				28.
Wrenches, pipe, 18"	1		21.				11.
Wrenches, pipe, 12"	1		15.				8.
Cutter, pipe	1		12.				6.
Wrenches, pipe, 24'	1		36.				18.
Bernz-Omatic Solder Set	1		11.				6.
Pipe Threader Set w/adapters to 1 1/2"	1		139.				70.
Tool Box, 12", for hand tools	1		19.				10.
Wrenches, box-end, 7/16, 9/16, 1/2	3		5.25	var		3.	9.
Bolt Threading Set	2		79.	var		39.	78.
Saw Blades, various sizes & types	many			var			15.
Hammers, rubber	2		3.50	var		2.	4.
Screw-driver & Nut-driver Set	1		12.				6.
Files, hand, metal	3		2.50	var		2.	6.
Paint Rollers/Brushes	many			var			50.
Square, metal, carpenter, 16"x24"	1		16.				8.
Crowbar, 18"	1		8.				4.
Crowbar, 24"	1		10.				5.
Files, rat-tail, for wood	4		2.50	var		2.	8.
Hatchet, metal, 17"	1		27.				14.
Level, 4', metal	1		21.				11.
Level, 24", metal	1		17.				9.
Level, 30", metal	1		19.				9.
Pliers, diagonal, small	1		9.				5.
Pliers, diagonal, large	1		10.				5.
Pliers, pointed-nose	2		9.	var		4.	8.
Pliers, electric, metal	1		4.50				3.
Test Tool for electricity	2		16.	var		8.	16.
Cutters, wire, small	1		7.				4.
Cutters, wire, large	2		8.	var		4.	8.
Pliers, regular, 10"	1		6.				3.
Pliers, water-pump, 10"	2		9.	var		5.	10.
Pliers, water-pump, 16"	1		22.				11.
Draw-Knife	1		19.				9.
Bars, straight, 18"	2		8.	var		4.	8.
Wrenches, ratchet, 5/8 and 3/4	1		6.50				4.
Wrenches, ratchet, 9/16 and 1/2	1		5.50				3.
Wrenches, ratchet, 7/16 and 3/8	1		5.				3.
Wrenches, ratchet, 5/16 and 1/4	1		4.50				3.
Wrenches, box-end, 5/16 and 1"	1		10				5.
Wrenches, box-end, 7/8 and 13/16	1		9.50				5.
Wrenches, box-end, 3/4 and 11/16	1		9.50				5.
Wrenches, box-end, 5/8 and 11/16	1		6.50				4.
Wrenches, box-end, 9/16 and 1/2	1		5.50				3.
Wrenches, box-end, 7/16 and 3/8	1		4.50				3.
Wrenches, combination, 7/16	1		4.				2.
Wrenches, crescent w/notched jaws, 12"	1		20.				10.
" " " " 10"	1		14.50				7.
" " " " 8"	1		12.				6.
Wrenches, crescent, regular jaws, 18"	1		29.				15.
" " " " 15"	1		27.				14.
" " " " 12"	1		17.				9.
" " " " 10"	1		12.				6.

CODE: "var" indicates various ages

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Presbyterian Documents 000114

Description -	How Many	Cost Price	Replace Cost	Years Old	Avrg. Life	Unit Value	Total Value
Wrenches, crescent, regular jaws, 6"	1		8.				4.
Hammers, various types and sizes	6		14.	var		6.	36.
Saw, key-hole	2		4	var		2.	4.
Saw, metal, hack	1		7.50				4.
Tin-snip, 12"	1		22.				11.
Pliers, metal-cutter	4		8.	var		4.	16.
Pliers, electric wire, 8"	1		11.				6.
Cutter, wire, heavy duty, 12"	3		12.	var		6.	18.
Drill Brace	1		14.				7.
Bits, 18" long, various sizes	4		6.	var		3.	12.
Bits, for brace, various sizes	14		6.	var		3.	42.
Screwdrivers, various sizes	12		3.	var		2.	24.
Bits, metal, set of 16	1		50.				25.
Measuring Tape, 100'	1		22.				11.
Saw, Coping	1		5.				3.
Saw, mitre-box	1		7.				4.
Bits, drill, smaller than 1/2" (new)	20		3.			3.	60.
Brushes, wire	2		2.50	var		2.	4.
Sanders, hand, for sandpaper	2		4.50	var		3.	6.
Saw, for plastic pipe	1		6.				3.
C-Clamps, 3"	2		3.	var		2.	4.
C-Clamps, 4"	2		5.50	var		3.	6.
C-Clamps, 5"	2		7.50	var		4.	8.
C-Clamps, 6"	2		8.50	var		5.	10.
Putty Knives, various size and type	8		1.50	var		1.	8.
Flashlights, 2 battery	10		7.	var		3.	30.
Grease Gun	1		12.				6.
Lantern	1		13.				6.
Tool Box, 19", hand, metal	1		39.				20.
Hammer, metal	1		9.				5.
Measuring Tape, 12'	1		9.				5.
Screwdrivers, various sizes	6		3.50	var		2.	12.
Allen Wrench, combination tools	2		3.50	var		2.	4.
Wrench, crescent, 8"	1		12				6.
Pliers, pointed-nose, 8"	1		7.				4.
Pliers, regular, 8"	1		6.				3.
Pliers, water-pump, 10"	1		9.				5.
Wrenches, socket, 1/2 dr., set of 26	1		49.				25.
Phelps-head wrenches	1		3.				2.
Roto-Rooter, Heavy Duty, hand	1		29.				15.
Square, adjustable, 12"	1		13.				6.
Cutters, glass, various sizes	3		6.	var		3.	9.
Allen Wrench Set, small, set of 9	1		3.50				2.
Allen Wrench Set, large, set of 9	1		6.				3.
Tool Box, 21", hand, metal	1		49.				24.
Miscellaneous hand tools for carpentry shop	many			var-in	excess	of -	150.
Vacuum, electric, portable, Swingette	1		47.				23.
Knives, utility	2		6.	var		3.	6.
Ladders, wooden, 4'	1		26.				13.
Ladder, wooden, 2'	1		22.				11.
Saw Horses, wooden	2		7.			3.	6.
Vise, for wood, 6", bench-mount	1		37.				19.
Vise, for metal, large, heavy duty	1		64.				32.
Tool, hand, for concrete work	7		11.	var		5.	35.
CODE: "var" indicates various ages			FINAL TOTAL OF 10 PAGES =				$163,180.

PROMISSORY NOTE

$_____ _____, 19___

Payable as noted below, without grace, waiving protest and suit, the undersigned, for value received, promises to pay to the order of THE BOARD OF PENSIONS OF THE PRESBYTERIAN CHURCH (U.S.A.) the sum of _____ Dollars ($_____), plus interest upon the unpaid balance at the rate of eight and one-half percent (8½%) per annum from the date hereof until paid in full, and if the same is not paid when due, the undersigned promises to pay all costs of collection, including reasonable attorneys fees, if suit be brought on this note, or if attorneys are employed to collect the same.

This note is payable in six (6) equal quarterly installments of interest only, in the amount of _____ Dollars ($_____) each, beginning _____ and continuing on or before the same date of each succeeding quarter until _____, on which date amortization of the principal shall begin with one hundred (100) equal quarterly payments of _____ Dollars ($_____) each, beginning twenty-one (21) months after the date thereof and continuing on or before the same date of each succeeding quarter until paid in full. The maker shall have the right to prepay all or any part of the unpaid principal balance at any time without penalty. All payments shall be first applied to interest and the balance to principal.

If maker is in default of its obligations under the mortgage or security agreement of even date herewith securing payment by Maker or in payments in accordance with the schedule set forth above, the holder of the note shall give the maker notice by certified mail, return receipt requested, of such default and if the same is not paid with thirty (30) days of mailing of such notice, the holder may accelerate the maturity of the entire unpaid principal balance and accrued interest.

EXHIBIT 3

If the installment payment is not made on or before the due date or within a grace period of thirty (30) days thereafter, then a late charge of five percent (5%) of the installment payment shall be added thereto and shall be payable to the holder of this note.

_____
Maker

EXHIBIT 3

MORTGAGE

National Ghost Ranch Foundation, Inc., hereinafter called Mortgagor, whose address is _____, for consideration paid, grants to The Board of Pensions of Presbyterian Church (U.S.A.), hereinafter called Mortgagee, whose address is _____, the real estate in the County of Santa Fe, New Mexico, and described on Exhibit A hereto, with mortgage covenants and subject to the statutory *mortgage condition.*

1. This mortgage secures the performance of he following obligations:

(a) Payment of the Promissory Note executed and delivered simultaneously herewith and made payable to Mortgagee in the amount of _____, with interest as therein stated, and any extensions or renewals thereof. This mortgage shall not be released until the note and all interest thereon have been paid in full.

(b) Payment of all loans, advances, indebtedness, or liabilities, whether now existing or which hereafter come into existence, whether matured or unmatured, whether direct or indirect, absolute or contingent, primary or secondary, including any extensions and renewals thereof, due Mortgagee from Mortgagor regardless of how acquired by Mortgagee and whether obligatory or discretionary up to the amount of $1,500,000.

(c) Payment of all expenses incurred by Mortgagee should Mortgagee or its assigns become involved in litigation by reason of this Mortgage including, but not limited to, reasonable attorneys' fees and costs.

(d) Payment of all sums expended by Mortgagee pursuant to the terms and provisions of the statutory mortgage condition.

(e) Payment of reasonable attorneys' fees if the indebtedness secured hereby is placed in the hands of attorneys for collection.

2. This Mortgage is also subject to the following conditions in addition to the statutory mortgage condition:

(a) If Mortgagor fails to perform any obligation or promise under this Mortgage or the Note, or in the event Mortgagor performs some act prohibited herein or allows some act to happen which Mortgagor is obligated to prevent, then in any of such events, Mortgagee may at its option declare all amounts hereby secured immediately due and payable.

EXHIBIT 4

(b) All rights and remedies of Mortgagee under this Mortgage are cumulative and not exclusive.

(c) Any obligation secured by this Mortgage not otherwise specifying interest shall bear interest at twelve percent (12%) until paid.

(d) A waiver by Mortgagee of any default under this Mortgage or Note shall not be construed as a waiver of future defaults.

3. This Mortgage is subject to foreclosure as provided by law upon any breach of the statutory mortgage condition or other conditions hereof by Mortgagor.

4. The execution, delivery, and performance by Mortgagor of the Mortgage and the borrowing evidenced by the Note are within Mortgagor's corporate powers and have been duly authorized by Mortgagor's Board of Directors, shareholders, and all other requisite corporate actions; have received all (if any) requisite prior governmental approval in order for them to be legally binding and enforceable in accordance with the terms thereof; and will not violate, be in conflict with, result in a breach of, or constitute (with due notice of lapse or both) a default under, any decision, judgment, statute, regulation, permit, license, or privilege or result in the creation or imposition of any lien, charge, or encumbrance of any nature whatsoever upon any of Borrower's property or assets, except as contemplated by the provisions of the Note and Mortgage. The Note and Mortgage constitute the legal, valid, and binding obligations of Mortgagor in accordance with their respective terms, and Mortgagor has full and lawful authority to borrow the money evidenced by this Note and to bargain, grant, sell, mortgage, assign, transfer, and convey all of the Mortgaged Property as set forth therein.

5. Mortgagor will duly pay and discharge, or cause to be paid and discharged, all taxes, water, gas, sewer and refuse, electricity, and any other charges, fees, or assessments of any nature (hereinafter "taxes and other charges"), not later than the due date thereof, or the day any fine, penalty, interest or cost may be added thereto or imposed, or the day any lien may be filed, for the nonpayment thereof (if such day is used to determine the due date of the respective item); provided, however, that Mortgagor may, if permitted by law and if

installment payments would not create or permit the filing of a lien against the Mortgaged Property, pay the taxes and other charges in installments whether or not interest shall accrue on the unpaid balance of the same. Mortgagor may in good faith, in lieu of paying such taxes and other charges, as they become due and payable, by appropriate proceedings, contest the validity thereof. During such contest Mortgagor shall not be deemed in default hereunder because of such nonpayment if, prior to delinquency of the asserted tax or other charges, Mortgagor furnishes the Mortgagee an indemnity bond, conditioned that such tax or other charge with interest, cost and penalties be paid as herein stipulated, secured by a deposit in cash or security acceptable to Mortgagee or with surety acceptable to Mortgage, in the amount of the tax or other charge being contested by Mortgagor and a reasonable additional sum to pay all possible costs, interest and penalties imposed or incurred in connection therewith. Upon conclusion of such contest Mortgagor shall promptly pay any amount adjudged by a court of competent jurisdiction to be due, with all costs, penalties and interest thereon prior to the date such judgment becomes final or any writ or order issued under which the Mortgaged Property may be sold pursuant to such judgment. Should Mortgagor fail to pay the taxes or other charges as set forth herein, then Mortgagee shall have the right without notice or demand to pay the same. If Mortgagee does so, the same will be added to the principal under the Note and bear interest at the rate set forth therein.

6. All notices or other communications required or permitted to be given pursuant to this Mortgage shall be in writing and shall be considered as properly given if mailed by registered or certified United States mail, postage prepaid, or by delivering the same in person to the intended addressee or by prepaid telegram. Notice so mailed shall be effective and deemed received seventy-two (72) hours after being deposited in a post office or other official depository under the care and custody of the United States Postal Service. Notice given in any other manner shall be effective only if and when received by the addressee. For purposes of notice, the addresses of the parties shall be as first written

above, provided, however, that Mortgagor and Mortgagee shall have the right to change their address for notice hereunder to any other location within the continental United States by the giving of thirty (30) days notice to the other party in the manner set forth hereinabove.

7. The Note and Mortgage may be amended or modified only by written instrument executed by the party against whom enforcement is sought.

8. All damages awarded as a result of condemnation for injury to, or taking of any part or all of the Mortgaged Property, are hereby assigned to Mortgagee, and Mortgagee shall have the option to apply the monies received to any amount secured under this Mortgage or to release such monies to Mortgagor.

9. It is a requirement hereunder that written approval from the Mortgagee must be obtained prior to any sale, gift, exchange, conveyance, encumbrance, or other transfer of the Property. In the event such prior written approval has not been obtained, the entire unpaid indebtedness under the Note and this Mortgage shall be due and payable at the time of any such transfer. In the event the Mortgagee should agree to the assumption of this Mortgage by a third party, the Mortgagee shall have the right to require complete financial information from such assuming party and a right to charge a customary assumption fee. In the event a conveyance should be made by the Mortgagor of the Property herein described, or any part thereof, and the grantee named in such conveyance fails or refuses to assume the payment of the obligation evidenced by the Note and secured by this Mortgage, and in accordance with their respective terms, then and in that event, at the option and upon the demand of the Mortgagee, all sums of money secured hereby shall immediately become due and payable. In the event the ownership of the Property or any part thereof becomes vested in a person other than the Mortgagor, the Mortgagee may, without notice to the Mortgagor, deal with such successor or successors in interest with reference to this Mortgage and the debt hereby secured in the same manner as with the Mortgagor, and may forebear to sue or

may extend time for payment of the debt secured hereby, without discharging or in any way affecting the liability of the Mortgagor hereunder or upon the debt hereby secured. This Article nine shall not apply to a transfer by mortgagor to Presbyterian Church (U.S.A.), a corporation.

10. Until default in the performance of the covenants and agreement of this Mortgage, the Mortgagor shall be entitled to collect the rents, issues, and profits from the Property, but in case of a default in any of the terms of this Mortgage or the filing of a complaint to foreclose this or any other mortgage encumbering the Property, the Mortgagee shall immediately, and without notice and as a matter of strict right, be entitled to the appointment of a receiver of the Property and of the rents, issues, profits, prepaid rental or security monies, deposits, and revenues thereof, from whatsoever source derived, with the usual powers and duties of receivers in such cases, and such appointment shall be made by such court as a matter of strict right to the Mortgagee and without reference to the adequacy or inadequacy of the value of the Property, or to the solvency or insolvency of the Mortgagor, and such rents, profits, prepaid rentals, or security monies, deposits, income, and revenue shall be applied by such receiver to the payment of this Mortgage indebtedness, cost, and charges, according to the order of such court, and such receiver may be continued in possession of the Property until the time of the sale thereof under such foreclosure and until the confirmation of such sale by the court.

11. Mortgagor, upon the request of the Mortgagee, will execute, acknowledge, deliver, and record such further instruments and do such further acts as may be necessary or desirable to carry out the purposes of the Note and Mortgage, to subject the Mortgaged Property to the lien intended hereby and to put third parties on notice of the lien intended hereby.

12. In the event of judicial foreclosure of this Mortgage, the period of redemption shall be limited to one month after date of sale and the Mortgagee or its assigns may become the purchaser of the premises, or any part thereof, at such sale.

13. Any default by Mortgagor in the payment or performance of the promissory note shall, at the option of Mortgagee, constitute a default with respect to the Note and this Mortgage. Mortgagee shall be entitled to accelerate payment of the Note, so that they shall be and become immediately due and payable.

14. If any of the sums of money referred to in the Note or in this Mortgage be not promptly and fully paid when the same severally become due and payable, or if each and every stipulation, agreement, condition and covenant of the Note and this Mortgage, or either, is not promptly and fully performed, complied with and abided by, then: (a) all obligations under the Note and under this Mortgage, including but not limited to sums advanced by the Mortgagee to protect its security or lien position in the Property or any of its rights under this Mortgage, shall immediately and without further notice to Mortgagor bear interest at twelve percent (12%); and (b) the aggregate sum mentioned in the Note, together with all other obligations under the Note and under this Mortgage, shall become due and payable forthwith without further notice to Mortgagee, or thereafter at the option of the Mortgagee, as fully and completely as if the full principal amount here secured were originally stipulated to be paid on such date, anything in the Note or herein to the contrary notwithstanding.

15. No extension of time or modification of the terms of the Note and this Mortgage, and no release of any part or parts of the Property shall, without the consent of the Mortgagee, release, relieve, or discharge the Mortgagor from the payment of any of the sums hereby secured, but in such event the Mortgagor shall nevertheless be liable to pay such sums according to the terms of such extension or modifications unless specifically released and discharged in writing by the Mortgagee; further, acceptance of part payment of

any installment of principal or interest, or both, or of part performance of any covenant or delay for any period of time in exercising the option to mature the entire debt, shall not operate as a waiver of the right to exercise such option or act upon such default, partial acceptance or any subsequent default.

16. It is further mutually agreed between the parties hereto and made a specific part of this instrument, that in case any word, clause, term, phrase or paragraph used in the Note and/or this Mortgage should be held to be unconstitutional or illegal by any court of competent jurisdiction, the same shall not affect, alter or otherwise impair the meaning of any other word, clause, term, phrase or paragraph in the Note and Mortgage, and the same shall stand in full force and effect and shall be obligatory upon the assignees, heirs and legal representatives of both respective parties hereto.

17. To further secure payment of the indebtedness of the Mortgagor to the Mortgagee, the Mortgagor does hereby sell, assign, transfer and set over unto the Mortgagee all of the rents, issues and profits of the Property, which assignment shall remain in full force and effect so long as any default continues to exist in the making of any of the payments or the performance of any of the covenants of this Mortgage or the Note secured hereby. The Mortgagee shall have the right to enter upon the premises and collect rents, issues and profits directly from persons in possession but shall defer exercise of this right for so long as no default exists under the Note or this Mortgage. In addition, upon default or the filing of a complaint to foreclose this or any mortgage securing the Property, the Mortgagee shall immediately, and without notice and as a matter of strict right at its sole option, be entitled to the appointment of a receiver with the usual powers and duties of receivers in such cases, and such appointment shall be made by such court as a matter of strict right to the Mortgage and without reference to the adequacy or inadequacy of the value of the property, or to the insolvency or solvency of the Mortgagor. Such receiver may

be continued in possession of the Property until the time of the sale thereof under such foreclosure and until the confirmation of such sale by the Court.

NATIONAL GHOST RANCH
FOUNDATION, INC.

By: _____

Its: _____

THE BOARD OF PENSIONS OF
PRESBYTERIAN CHURCH (U.S.A.)

By: _____

Its: _____

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this _____ day of _____, 1989, by _____, its _____, for and on behalf of National Ghost Ranch Foundation, Inc.

_____
Notary Public

My Commission Expires:

_____

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

The foregoing instrument was acknowledged before me this _____ day of _____, 1989, by _____, its _____, for and on behalf of The Board of Pensions of Presbyterian Church (U.S.A.).

_____
Notary Public

My Commission Expires:

_____

ROSTER OF PLAZA DEL MONTE RESIDENTS

Codes: (#-#) indicates month and day of birthday
Cam. Sant. means Camino Santiago
Cam. Mat. means Camino Matias

Allen, Eugene (4-23) & Doris (12-15), 109 Cam. Sant., 87501 . . .	988-5403
Basten, Al (11-13) & Lorna (6-4), 106 Cam. Sant., 87501	984-0893
Bathgate, John (12-3), 105 Cam. Sant., Apt. 4, 87501	982-2224
Byrd, Sidney (12-19) & Sue (4-23), 125 Cam. Sant., Apt. 4, 87501	982-4699
Currie, John* (5-16) & Edna (1-13), 125 Cam. Sant., Apt. 1, 87501	983-9679
Elser, Franklin (8-7) & Betty (5-25), 107 Cam. Mat., 87501 . . .	982-6282
Floyd, Marion (5-6) & Pat (4-18), 116 Cam. Mat., 87501	982-5902
Hamerson, Lars (10-13) & Margaret (12-24), 111 Cam. Mat., 87501 .	982-8940
Harris, Glen** (3-11) & Jane (2-24), 121 Cam. Sant., 87501 . . .	988-1053
Holland, William (1-27) & Doris (7-7), 119 Cam. Sant., 87501 . .	982-1486
Ingersoll, Alyce (1-2), 120 Cam. Sant., 87501 .	988-3272
Kennell, Olen (8-9) & Helen (5-13), 111 Cam. Sant., 87501	983-1358
Lutz, Oscar (2-9) & Deede (5-22), 122 Cam. Sant., 87501	989-8327
Mansfield, Fred (6-2) & Twyla (2-4), 115 Cam. Sant., 87501 . . .	984-1431
Medina, Jose (10-20) & Helen (6-24), 105 Cam. Sant., Apt 3, 87501	988-1509
Olmstead, Paul (4-7) & Shirley (4-13), 105 Cam. Mat., 87501 . . .	982-0250
Romig, Arthur (10-7) & Helen (8-7), 104 Cam. Mat., 87501	984-8824
Schwarz, Larry (6-9) & Margaret (3-27), 114 Cam. Sant., 87501 . .	983-5127
Slosser, William** (12-24) & Mildred (4-13), 113 Cam. Sant., 87501	983-6129
Smithson, Bonnie (3-17), 117 Cam. Sant., 87501	988-2705
Spining, Duncan (12-24) & Eleanor (3-8), 118 Cam. Sant., 87501 .	988-1562
Strane, Margaret (10-8), 112 Cam. Sant., 87501	988-3198
Walkup, Frank (9-8) & Margaret (4-3), 101 Cam. Sant., 87501 . . .	983-7420
Young, Paul ( ) & Mary Frances ( ), 102 Cam. Sant., 87501 .	

* residing at Horizon Nursing facility
** residing at Casa Real Nursing facility

EXHIBIT 5

CURRENT SERVICE PROGRAM AND DELIVERY SYSTEM

Plaza del Monte is a beautiful campus consisting of well maintained buildings in a style complimentary to the City of Santa Fe and the area. The buildings and grounds reflect the care and concern that people have demonstrated since its beginning as a Retirement Center in 1961. The campus is unique in that it permits two programs to work independently, or in concert with each other. Most land sites do not permit this luxury. In order to achieve the purposes of Independent Living (Las Placitas), and Assisted Living (Casa Grande), this is a most important factor because they serve two different publics. A map not drawn to scale, but descriptively accurate, is attached (Exhibit B).

CASA GRANDE

Casa Grande (28,428 sq. feet) in its present configuration offers 27 single rooms, four two bedroom studios and four (4) two bedroom apartments. Currently the four two bedroom units are a part of Las Placitas, but it is this writer's view, the best use of the these units would be to return them to serve the Assisted Living Units. All utilities for these apartments are supplied by the Casa Grande and are under the roof of Casa Grande. The apartments would have to be modified to provide access from the interior coridors.

While the interior of Casa Grande has an institutional look, much could be done by an interior designer that would upgrade its eye appeal. All of the necessary components for services to a

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sq. feet) but they are sufficient to permit this conversion. We should always remember that large community areas for social gatherings exist outside the individual rooms and it is important for the residents to use these areas for socialization, so in essence, the units do not have to be large in themselves because of the other space that is available.

Third option is to have a small refrigerator and food counter built into a position of the closet in the units. Thus, some "in room" activity can take place that include light food and beverages. Refrigerators are also necessary for the storing of certain medications taken by the residents.

Fourth option would be to install a central automatic bathing unit for those who require assistance. One or two of the areas now devoted to central bathing rooms could be joined together to provide space for these modern bathing units.

With these changes, this facility could be marketed as a viable Assisted Living facility.

LAS PLACITAS

Las Placitas consists of 37 dwelling units in 25 buildings. Nineteen are single family dwellings, three are duplexes and three are four-plexes. Five of the residences were exisiting at the time the project was dedicated and the remainder of the buildings were built from 1962 to 1972. All buildings have been remodeled or renovated and are in excellent condition.

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Currently twelve units are vacant as the result of admissions being frozen by the Board of Pensions after the announcement of the intent to sell the property. This freeze has now been lifted and the waiting list which had some 25 people on it at the time of the freeze, are now being revisited to determine an interest in moving to Santa Fe. Las Placitas depends entirely on the Board of Pensions for referrals and the occupancy does not reflect any local demand.

All of the units are ready for occupancy and have no deferred maintance. Most of the units have a fire place with large areas for dining and living. Units are both one and two bedrooms. Most have new carpet and many have new drapes.

The attached exhibit from the Donnell report cites the type of dwelling, area by square feet, room count of each dwelling and age (years) as well as comments on the structure and repair. The best description of the property by unit was done by the manager in connection with a slide presentation. A copy is attached as Exhibit D.

It should again be pointed out that any person or group interested in Plaza del Monte should carefully read the Donnell, Donnell & Associates 1988 appraisal. It has many important facts that are not duplicated in this report but are of major importance in determining the conclusions arrived at in this report.

Currently no direct resident services except transportation, under certain conditions, are being rendered in the Placitas apartments by the management of Plaza del Monte. This in no way clouds the issue that informal services such as counseling, church services, and leisure time activities are provided by management.

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Most of the events are conducted at Casa Grande. An informed network of assistance by residents in behalf of other residents go on each day. Some of these include direct care of ill spouses and friends, informal meal service for those who do not or cannot cook, transportation, shopping assistance, physician's visits, etc. This network is effective but appears to now becoming strained due to the number of people living in the Placitas who require assistance in one or more areas on a day to day basis.

It is this consultant's view that regardless of the program direction at Casa Grande, the Placitas should stand alone. Services would be provided as needed and billed accordingly. In order to accomplish this it would be necessary to provide for a central building to house recreation, socialization, chapel and kitchen services on the Placitas site. The population that will be attracted to these Independent Living units are now averaging 80 years of age, and certainly, services need to be on site and available to them on an as needed daily basis. In most instances the direct billing for service could amount to an average of $150.00 to $200.00 per month per unit. Services to be billed include one meal per day, housekeeping and laundry services, transportation, and home health nursing. With these services provided, residents in the apartments can remain for longer periods of time before they have to capitulate to more institutional care. Obviously this program would have real value to couples when one partner needs assistance. If Casa Grande is an Assisted Living facility, then they could ultimately turn to them for more intensive service.

Having services available for the Placitas residents at Casa Grande is not appropriate for the long term due to the demands of that population on space and program. Casa Grande buildings can only serve 40 to 45 people adequately so they cannot be of help to the Placitas residents once they reach that occupancy level. They can be of help in the short term while both programs are developing and the Placitas are building or remodeling their own center.

An issue to be considered is the new Fair Housing Law that the Federal Congress recently passed to insure families the opportunity for more rental housing opportunities. In order to maintain a housing project for the exclusive use of the elderly, at least one person living in each unit must be 55 years of age or older and services must be offered to the residents that are specifically designed for their needs, such as food service, transportation, activities and counseling. This is just another reason for providing a central service building for the use of the residents of Las Placitas.

In summary, Las Placitas management needs to be in direct charge of its own population. Services should be provided to insure longer and more comfortable stays in these Independent Living units. The central congregate building can either be provided by the remodeling of the large Residential Unit (such as the former teachers residence), or the construction of a new building that could be located on the "green area" of the campus.

In the future certain older structures could be demolished and new apartments could be built in their stead. This would permit the operator to increase the number of units available, and

thus, increase its economic viability. The campus was not developed with the intention of maximizing land use so building sites with certain demolition could be increased if this were ever necessary. This is not a major factor now but could be in the future.

Las Placitas is well served by the adult recreation facility (Fort Marcy) that adjoins the property to the north. The facility operated by local government could really be considered as an needed extension of the Placitas Campus. Many needed recreational activities are provided by this program and do not have to be duplicated on this campus.

Las Placitas is a viable program now and will continue to be appropriate and needed in the future.

A Brief History of

PLAZA DEL MONTE

Square of the Mountain

The year 1986 marks the twenty-fifth anniversary of the opening of Plaza del Monte, a retirement facility operated by the Board of Pensions of the Presbyterian Church (U.S.A.). Plaza del Monte is a home for retired servants of the Church, including ministers, missionaries, commissioned Church workers, and their spouses.

A Homes Program of the Board of Pensions was inevitable, inasmuch as most servants of the Church, particularly in earlier years, had lived in manses or facilities provided by the Church. Consequently they came to a time of retirement without a home, or equity in a home, and in too many cases had made inadequate provision for their retirement. The Homes Program began in 1883 when a New York City doctor gave his home to be used as a "home for disabled ministers, and the widows and orphans of deceased ministers of the Presbyterian Church". The Program has grown across the country through more than 100 years with the provision of clusters of individual homes, apartments, new congregate homes and nursing homes and in some cases private homes that were left by concerned Christians who wished to provide a home for retired servants of the Church.

It was on the former site of the Allison-James School in Santa Fe that construction began in 1960 of a large congregate home for retired servants of the Church, to be known as Plaza del Monte. The construction of individual homes and apartments followed over the next twelve years, until the present facility was completed.

Plaza del Monte in Santa Fe, New Mexico, is considered one of the finest retirement facilities of the Presbyterian Church (U.S.A.), being ideally located a few short blocks from downtown Santa Fe and close to Church, library, theatres, stores and shops. It is located on an historical site where quite possibly Native Americans once lived, hunted, and tilled the soil. Arrowheads and potshards give evidence of this likelihood.

In 1846 New Mexico became part of the territory annexed to the United States from Mexico. Education and religious instruction were in a deplorable state throughout the area. Methodist, Baptist and Presbyterian missionaries began to arrive in the mid eighteen hundreds to minister to the forgotten people who had migrated on the Santa Fe Trail, and to the Indians and Hispanics who had lived here for centuries.

The first Presbyterian missionary to visit Santa Fe was Miss Matilda Allison, who stopped in 1848 on her way to Chihuahua. She stayed long enough to organize a group of women for prayer and Bible Study and returned several years later as a teacher in a girls' school. The Reverend David McFarlan and his wife, Amanda, came to Santa Fe in 1866 and organized the First Presbyterian Church and a small parochial school, beginning with eleven pupils. This was the seed of many years of distinguished work done by the Presbyterian Church,

not only in establishing churches, but especially in starting schools in the small towns and villages in the mountains.

Allison-James School was one such school and for 93 years occupied the site on which Plaza del Monte is now located. The School was to go through many changes, locations, and name changes until in 1913 it became the Allison-James School for girls. In 1934 the School became co-educational; a boarding Junior High School for one hundred boys and girls. In 1959 when the purposes for which Allison-James School was founded were being fulfilled by public schools in most towns and villages of New Mexico, this historic School was closed.

In 1960 when the Board of Pensions was actively engaged in providing retirement housing for retirees, it secured the Allison-James campus from the Board of National Missions, razed the buildings that could not be used, and began construction of Plaza del Monte. The new facility was opened to its first residents in 1961. Donald and Saline Clauser were the first administrators. They were natives of New Mexico, having lived in Santa Fe for many years, where they owned and operated their own business and were active members of the community and the Presbyterian Church.

Plaza del Monte is thought of as a show place in Santa Fe, with its beautiful trees, lawns, flowers, landscaping and well kept homes. It has no nursing facility inasmuch as residents are expected to be able to live independently. Residents of Plaza del Monte have through the years been a vital part of the Santa Fe community, contributing many volunteer hours and talents to its spiritual and cultural life. They have been and are serving in many Santa Fe community organizations, including the hospital, social welfare organizations and churches. It is a loving, caring, supportive community within itself where a lot of fun and frolic have been an essential part of the life of its residents. It is a witness to the purpose of the Board of Pensions of the Presbyterian Church (U.S.A.) to provide for the needs of retirees.

At present, in 1986, there are 94 Plaza del Monte residents. It has been managed by five manager couples, each couple contributing in their own special way to the care and comfort of the residents. In recent years there has been a special emphasis on upgrading, repairing, refurbishing and improving energy conservation at Plaza del Monte, all of which has contributed greatly to its general improvement and appearance.

What began some 100 years ago is still changing and growing, but always with the welfare and comfort of retired servants of the Church in mind and to witness to the Glory of God.

HAPPY BIRTHDAY, PLAZA DEL MONTE !!

- T H A N K Y O U, L O R D ! !

WHAT IS PLAZA DEL MONTE?

On a warm evening in September, 1962, a tired looking young woman at the wheel of an old car stopped at the end of the Old Taos Highway where it enters Santa Fe at Paseo de Peralta. She looked about uncertainly but brightened as her eyes lighted on a sign in front of a new building across the street. Looking relieved, she turned and entered the driveway. Calling to the five lively children who were her passengers, she told them to remain where they were and ran up the stairs to the front door. Entering the pleasant lobby she was greeted with a warm smile by a lady seated at a desk who asked, "Are you looking for someone?" "No," she replied without hesitation, "please sign me up for two rooms for tonight. I have children with me." "But," exclaimed the startled hostess," this is not a motel, but a retirement center." "It is, too," was the cross reply. "I saw your sign - PLAZA DEL MOTEL." Convinced only after some argument, the weary woman left, fortified with directions to find the De Vargas Hotel. No, Plaza del Monte is neither a motel nor a nursing home.

The Plaza del Monte Retirement Center will celebrate its 25th anniversary in October and November, 1986. From 1867 to 1959, the attractive campus was maintained by the Presbyterian Church, U.S.A., providing education for children from norhtern New Mexico. When it was decided to close the school as education improved, the result of better transportation and increasing numbers of public schools, the church located one of it facilities for retired church workers here. Selling part of the grounds, they retained the rest, dismantled some unsuitable buildings, and began building new ones, including a large congregate living facility in a building adjacent to Old Taos Highway, with accomodations for 35 persons. It was equipped to meet the needs of elderly persons physically well enough to care for themselves. Called "the Big House," it was later named "La Casa Grande." No nursing facilities were provided. This proved to be psychologically a wise bit of planning, for each person strove hard to keep in good condition.

Who are these people? They are those who have worked under the far-flung program of the Presbyterian Church in the United States and abroad for a minimum of twenty years each. For a good number it has been life work as pastors, youth workers, choir directors, directors of Christian education in local churches. A smaller number have worked as administrators, producers of Christian literature, and on various boards of the church. Some of the residents have been teachers in church schools and colleges. Others have spent part or all of their careers as missionaries at home and overseas, serving as pastors, teachers, evangelists, doctors, nurses, agriculturalists, social workers, environmentalists, engineers, administrators and in other capacities as needed and called for around the world. Gradually cottages and apartments were built scattered across the campus. The total population now is 94.

This accounts for the great diversity of interests and expertise among those in the Plaza del Monte family. In diversity there is, however, a strong bond of mutual faith in God's love for everyone; in gratitude for letting us live in His beautiful world; for giving us the the life and sacrificial death of Jesus to show us the way that binds us together in mutual love and understanding. We know ourselves as part of God's great worldwide family, born to help each other and to build a happier world, in which we can live together in love. "May we have peace on earth beginning with me ," as the new hymn says. We might add, "Wherever we happen to be." In giving whatever we had I think also another purpose was present: to train nationals in whatever country we happened to live and work, so that they might learn our skills and use them in their own countries. Just as a parent has to eliminate his own authority when the child should have learned to be on his own. This has happened now in many countries,

notably in China where of late expertise in medicine, modern education, social work and along other lines initially introduced through the church has made great advances under an encouraging government which still welcomes advice and demonstration from abroad but has its own specialists and administrators. The same is true of the Church which is growing by leaps and bounds now that its national leaders have demonstrated that Christianity is not a "foreign" but a universal religion.

Having all their lives been alert to opportunities to be of service, Plaza del Monte residents look for places where they might offer their services as volunteers. They discovered Santa Fe to be already a community very much alive to way of making the community a better place to live. Naturally they turned first to the church. In its outreach program they found many outlets. They could join the telecare program, telephoning to check each morning on a handicapped person living alone, or drive a car to take them meals on wheels, or deliver library material so they might enjoy reading or listening to acassette. There were lonely people in boarding or nursing homes who appreciated being called on. There were food bags to be packed and handed out each noon to the hungry, and help given to St. John the Baptist Catholic Church as they served a daily hot lunch. They participated in and gave to the annual Hunger Fund Walk, and gave to many local fund raising efforts. Through the Peace Refugee Task Force much was done to launch newcomers from Vietnam into they new beginnings they faced in a strange country. Later refugees from South America were helped in a variety of ways. Another effort was through the Prison Fellowship. From a Bible study class in the penitentiary we received requests for prayer from individual men, often showing anxiety for their wives and families. To some of these who had no one to visit them we carried on a correspondence and tried to befriend a few when they came out on parole. Hearing of the hardships on relatives when they came, often long distances to visit a loved one in prison, the church opened a hospiality center in a rented trailer outside the prison. Volunteers kept it open so the visitors might rest and have a cup of coffee before entering the prison for the visit. They could safely leave their children at the center while away. There were many lesser activities, such as dressing Christmas dolls for the Salvation Army, crocheting lap robes for the La Residentia nursing home.

It did not take any time for a new resident to discover that in Santa Fe there are any number of like-minded people, many of them not retired, who are working for good causes. There are a great many service clubs each with its charitable goals which welcome new members. Plaza del Montians joined. To mention only a few, there are the Kiwanis and Rotary Clubs, A.A.U.W., Women's Club and AARP and P.E.O., all with goals of raising scholarships, aiding crippled children, the elderly, handicapped, retarded, orphaned and blind, an others with special needs. There were the Girls' Group Home, La Vida Nueva, Big Brothere, La Luz, The Battered Family Shelter, Casa de Paz and many others. Some were just being organized. All called for volunteers. The invitation was accepted to the enrichment of those who responded and of many others.

Twenty-five years ago, as the town grew, the problem of better health care became apparent. The old St. Vincent Hospital on Palace Avenue had served the city well but it needed to be replaced by a larger and more efficient building. After many delays a hospital development board was formed to find ways and means to build a new hospital. A new resident had recently come to make Plaza del Monte his home. He had had great success in fund raising for the Presbyterian Church's far-flung program. Offering his services, he was soon elected as the director of the newly formed St. Vincent Hospital Foundation. Efforts

to raise money were successful. Our beautiful and efficient St. Vincent Hospital is a reality today. This gentleman, mission accomplished, was soon chosen as director of the Santa Fe Foundation and of that of the Friends of the Public Library. The Hospital Auxiliary was formed and many volunteer aids, long known as "Pink Ladies," because of their colorful uniforms, continued work they had been doing in the old hospital. A number of them lived at Plaza del Monte. Their contribution was in different ways, from manning the admissions desk, answering the telephone, managing the gift shop, giving directions to visitors, to pushing the magazine or coffee carts along the corridors to patients' rooms. One Pink Lady from PdM noticed a need not being met. In a visitors' lounge, people waited anxiously, sometimes alone, for news of a loved one in the operating room. She began spending time there to reassure and comfort them. She left a record of giving 3,890 hours to this work, and to starting the telecare project! These efforts, as well as a Crisis Intervention Program, continue to this day. The latter mans a 24 hour a day listening service for anyone who call in distress. Many hours have been given to other health-related projects: Hospice (comfort to the terminally ill), the Widowed Persons' Service, the Rape Crisis Center, Open Hands, the American Cancer Society, the Indian Hospital and clinics, and others too numerous to cite.

What of the health of the guests who live at Plaza del Monte? Of course that varies considerably with the passing of the years. But since it is a requirement that those who live there must at least be able to be up and about and able to care for themselves, that alone offers a great incentive to maintain health as much as possible. Each consults his or her own doctor and has this added incentive to follow his advice! Go over to Marcy Park next door and you are likely to meet elderly persons from PdM exercising, walking, swimming or even jogging! Activity may of necessity decrease with advancing years, but there are still ways in which a person may contribute to the peace and happiness of others. It has been said, "The legs go first." This may be true, but as long as the brain and heart function anyone can, according to their strength, continue to be a now and not a past person in these changing and exciting times. There are worthwhile armchair activities to be engaged in and enjoyed: Keeping up with the news, learning (how much we have to learn from all the new knowlege being gained from discovery and research!). We can read those books we have been waiting for until we had time; write; correspondence; pray; and enjoy friends and neighbors. We are still citizens of Santa Fe and of the world as long as the Lord allows.

A quotation on the desk of the Plaza del Monte front lobby reads:

"Blessed is the heart tha finds joy in giving;
Blessed is the heart that brings love in living."

Jesus summarized it in, "It is more blessed to give than to receive."

About twenty years ago the nation waked up to a problem it had long overlooked doing much about, that of adequate care for the elderly. After a national conference on aging, recommendations were sent to Washington and it was decided to study the problem. One way was to find out needs by establishing several test points to be known as Senior Citizens' Centers at several locations scattered across the country, this to be in consultation with certain city governments. One of the locations chosen was Santa Fe. The small club house on Agua Fria

was made available by the city Council and a Board of Directors set up. Volunteers to teach crafts and sewing were called for and a paid worker put in charge. Initial finances were guaranteed by the federal government and a van supplied to transport anyone over sixty who wanted to join. The responae was immediate. It was learned that problems of health, housing, nutrition, learning and occupational opportunities and fellowship all needed attention. Many lived alone. From its beginning a number of Plaza del Montians had an active part, attending conferences and giving ideas, serving on the Board of Directors, teaching crafts, Spanish and other classes, and in taking charge of serving the daily hot lunch, eaten the first day by seven widowers who oviously had not been eating well, served at the high school where the Sweeney Convention Center now stands. From the first day each participant paid a small price for the meal. The numbers who came grew steadily until today up to 250 a day eat lunch together in happy fellowship. Original quarters quickly proved too small for the center's expanding activities and a series of moves were made. They now occupy one of the newly renovated City Services cluster buildings on Alto Street and the Senior Center rejoices in having adequate and attractive space for their greatly expanded program covering the varied needs of the senior citizens of Santa Fe. Many have participated in making it ... perhaps the most successful social service program in the city It also includes low cost housing, transportation and other benefits. A number of senior citizens themselves are now volunteers.

In the field of education, PdM residents have assisted teachers in the public schools, acting as aids and substitutes and have been asked to give slide shows and talks on the countries where they have worked. They have done much teaching in remedial reading and other subjects and have taught immigrants English and helped the illiterate and retarded to learn. Many summer hours have been taken up with tutoring and with reading programs conducted by the schools and the public library. We have more than one engaged in Braille transcription and several interested in seeing that the blind have the talking books and cassettes provided by the state library free of charge.

In the realm of public service not a few have been called on for jury duty, others have helped at the voting booths, in the taking of the city cenaus, in Chamber of Commerce duties and with the League of Women Voters. For years the official weather station was located at Plaza del Monte and our faithful weather man sent in the daily weather reports.

Entertainment has a prominent part in the lives of most Santa Feans. PdM dwellers are no exception. On summer days the banks of the Rio Grande call to the fishermen, hikers take to the hills, picnic baskets are taken out and cars and the PdM van start off on excursions of exploration and enjoyment of nature and of historical sites. Year 'round there are sports to get excited over, and avid fans spend hours in front of TV rooting for their favorite teams sure their enthusiasm will inspire to victory.

The five wonderful museums of Santa Fe consume much time, both as places where one can serve and learn and enjoy, as docents and at the entrance desk. Also as places to show off to the great number of sons and daughters, grandchildren, nieces, aunts, cousins and friends and sundry who visit our PdM residents during the summer. We pilot them to the Indian Market, Fiesta or whatever is on the docket and watch them recklessly spend their hard-earned money! It is surprising how many people at home here seem to enjoy just plain shopping as they make trips to the stores in their own cars or in the van which takes them twice a week. This might be recorded as a public service to Santa Fe's economy, too! Of course a major source of delight is in the riches of art, music, drama, crafts and artifacts, lectures and displays offered in the Land of Enchantment.

Many whose home is now PdM have worked for years in isolated spots aroundthe globe, in Africa, Asia, South America and on the islands of the sea. They are simply starved for the joys to which there has been no access. Now is the time for reveling in enjoyment! There are the wonderful galleries, concerts, the opera, plays, lectures and entertainment which give satisfaction and delight. Some fulfill the longing of a lifetime and travel to places they have long dreamed of. Retirement can be a time of enrichment of the spirit.

But aside from these gifts of receiving, there are those at PdM who have riches to impart, especially in music. This is not surprising for as preparation for church work many have had musical training and have served as organists and choir directors or have been members or soloists in church choirs. One or more are composers, at least six are accomplished piano accompanists, several play other instruments. Occasionally at one of our frequent Plaza del Monte parties our own astonishingly good chorus sings to our delight.

One of our gifted musical residents whould be mentioned for the service she has rendered to the music loving people of Santa Fe. Well-known as an organist, she has sometimes practiced on the organ at the St. Francis Auditorium at the Museum of Fine Arts. She noticed what bad shape the pipe organ was in and decided to do something about it. Over a period of five years she either gave or arranged for a benefit concert to be given once a week. The money raised was used to thoroughly renovate the organ, putting in new pipes where needed. Many had a share in the giving of the organ fund, but it took one to spot the need and start doing something about it. Many of the service projects in Santa Fe have no doubt been started in this way. First one person's vision, then many working together to make it a reality. The joy in it is that there are thousands in our city, people of good will who are willing to work together to do their share.

We have in Santa Fe a most poignant affirmation of this truth. Will Shuster thought of a way many years ago. We live in a sunny place and nobody likes gloom, but gloom there is in the ways of darkness that shadow our lives. How to cast them out? He designed a symbol, Zozobra! Every year members of Kiwanis work together for days to build the giant figure. After he is ereeted in Marcy Park the exciting time comes for him to be cast out. Thousands of families gather to await the moment. As darkness approaches flares are lighted and Old Man Gloom, sensing his fate, glares at the crowd with hate in his glowing red eyes and starts to groan. Then comes the moment when the little glooms march past taunting him and the dancer ascends the steps at his feet. Excitement mounts as the flaring torches touch his skirt and he flails hisarms as he goes up in flames. There comes a hush, and then the great crowd bfeaks into shouts of triumph, car horns blare and children's shrill voices shriek with joy. Darkness has been cast out! People hug each other and a spirit of brotherhood pervades as we march in a dense pack down to the Plaza to continue the week-long Fiesta.

There are many pockets of gloom in Santa Fe, especially now as we face problems of unemployment, drug and alcohol abuse, moral laxity or discontent casting dark shadows on the lives of many. God grant us eyes to see, ears to listen, and hearts to care that we may work together to get at their roots and cast them out. The last day of Fiesta crowns it all & it reminds us that it is essentially a religious experience. We have all worked and played together as a community to profess our oneness, forgetting our aloneness as members of one family. The candlelight parade to the Cross of the Martyrs is a beautiful expression of our desire to continue in thanksgiving and prayer in the steadfast love of God.

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ALLISON-JAMES SCHOOL THROUGH THE YEARS

The following list was taken from the "History Cards." These cards were kept in the office of the Board of National Missions in New York City. (The facts on the cards had references to sources in various publications. Those references have been omitted from this list. The original cards are now in the archives of the Presbyterian Historical Society. Copies of the cards about the New Mexico mission schools are in the Menaul Historical Library in Albuquerque. All of the data below were taken from the "Allison-James School" cards except for four entries that were taken from the "Mary E. James School" card.

1866 Rev. and Mrs. David McFarland (1866-73) sent by Board of Domestic Missions. Traveled 890 miles in stage coach practically on their wedding trip. Worked 8 years in face of great difficulties. A school opened November 1866 in home of Mr. McFarland. Oldest permanent mission school among Mexicans in U.S.

1867 Mrs. Alexander, wife of army officer at Santa Fe, daughter of Mrs. E. T. Throop Martin of Auburn, attended second church service held in adobe building where governor had his residence and wrote of conditions to mother and friends at Auburn, N.Y. Santa Fe Mission Association was formed. $6000 pledged for salary of teacher.

1867 Charity A. Gaston (1867-69) who had worked 5 years among Choctaws, arrived as mission teacher after jouney of 1,500 miles by rail and coach through "strange, wild country." First 6 months she aided Mr. McFarland in school already established, then started the school which has grown into the Allison-James. Mr. McFarland organized the first Presbyterian church in New Mexico.

1870 Santa Fe Association now incorporated with Ladies Board of Missions of New York. The property purchased through efforts of Mr. McFarland was conveyed to Ladies Board of Missions.

1872 School conducted by Mattie L. Crothers.

1874 George G. Smith, pastor missionary.
School had lapsed and was now reorganized by Rev. A. G. Daniels

1879 School of 63 pupils.

1881 Transferred to Woman's Executive Committee from Ladies Board of Missions.
Matilda L. Allison (1881-1903) placed in charge in June; conducted a day school for 3 years. Mission house, a delapidated adobe building of 11 rooms; leaky roof, mud floors and small windows.

1884 Day school only up to this time, Miss Allison being the only teacher. Boarding department now opened as an experiment.

1885 Title to property not clear.

1887 Staff of 3. Pupils: 61 day, 20 boarding.

1889 As planned by Miss Allison, new building erected for boarding and industrial school. "A memorial to the Christlike love of New York women." Results of boarding school training show great advance over day school.

1890 New home, occupied on New Year's day, accomodates 55 girls. Seems very commodious. Now an industrial boarding school. Day school continued in another part of town (Santa Fe Academy).

1891 Synodical Society of Colorado put in heating apparatus.

1893 Laundry and hospital erected.

1894 Staff of 6.

1896 Antoinette Brengle (1896-1910) and Lydia Hays (1896-99) joined staff.

1899 Adobe house where work began now used to house visiting parents.

1901 Substantial brick building erected for use as assembly and schoolrooms.

1903 Miss Allison resigned after 22 years as principal. Now known as ALLISON SCHOOL in honor of principal from beginning of boarding school, whose influence in development of school was very great. Miss M. B. Leadingham, principal (1903-1904). On staff: Olinda Meeker (1903-1916), Eva Rupert, M. B. Morrow and four others. Enrollment, 90.

Offer of ground without cost by business men of Santa Fe; 10 acres within city limits.*

1904 Report on raising $50,000 with which to build, equip and endow a school to be named in honor of one still president of the Woman's Board, who for 23 years had devoted herself to the work.
$41,000 received necessitates 3,500 entries on transfer books. Erected from 25th anniversary funds and named in honor of the president, Mary E. James (Mrs. Darwin R. James).*

1905 $100 being given by each synodical society wishing to honor their synodical president by naming a room in the Mary E. James School. (Names given). A large water main laid by city to property at a saving of $1,200 to Board.*

Miss B. B. Bonine, prin. (1905-06).

1906 Antoinette Brengle, prin. (1906-1910) (On staff since 1896). Staff of 8. Enrollment: boarding, 105; day, 8; also 36 boys at Mary James School.

1908 Mary E. James Building, a dormitory for 37 boys occupied in January. Memorial tablet authorized. Boys attend classes at Allison. Work about place done by boys. School now given name, ALLISON-JAMES SCHOOL. M. Frances Robe on staff (1908-15) Milicent Woods, head teacher 1910-15).*

1911 Rev. F. L. Schaub, 11 years at Dwight, supt. (of Mary E. James School) (1911-13)*

Olinda Meeker, prin. (1911-16) (On staff 1903-04; 1910-16)

1912 Gift of $4,000 from friend not wishing name known, made improvements possible and purchase of lot adjacent to school, giving control of entire block.

1913 Mr. Schaub resigned because of ill health. Board decided to use Mary E. James building for Girls' dormitory hereafter. Had been started with hope that co-education might solve problem of establishing future Christian Protestant homes among Mexicans. Conditions did not fulfill the hope.*

1915 Lower grades and 9th and 10th grades eliminated and course of study reconstructed. Greater emphasis upon industrial training.

1916 Esther Buxton, prin. (1916-20), formerly at Forsythe Memorial. Harriet I. Carson (1916-1930) music teacher, began long service during which she has had strong influence over the girls. Sutdent government inaugurated.

1919 Two years of high school work added.

1920 Ruth K. Barber, prin. (1920-1929; 1931-1934) on staff since 1916. Staff of 13. Pupils receive state certificates. Growth of student government.

1922 Last two years of high school work added. Religious activity. Lot purchased in Fairview Cemetery.

1923 Complete four-year high school course accredited by State Board. Graduated first class from high school course. Under new Board policy offering scholarships to pupils for more extended study, an Allison-James girl, Carlota Bustos, is among first to benefit.
Lot deeded to First Presbyterian Church.

1924 Fine New Margaret Olivia Sage Memorial School and Administration Building of brick stucco at cost of $78,000 -"a credit to any city". Household science and household art classrooms, laboratory for physics and chemistry, library and auditorium in great contrast to old school building.
Handsome new cement building adjoining campus purchased for astonishingly small sum of $6,000. Building used by Child Welfare Association of Federation of Women's Clubs of New Mexico transferred to Board for price of mortgage, on condition that special instruction be given to groups of Spanish-American girls and to high school students of Santa Fe in nursing, welfare and first aid. Houses 23 girls, a group of faculty, provides rooms for gatherings and for clinic and home nursing department. Now an accredited high school. Life Service Band reorganized on basis admitting only those who have made definite plans to enter Christian work. Gift of 3 acres of land to School of American Research.

1925 Strip of land for driveway deeded to Scottish Rite Order of Masonry.

42

[illegible] students from 70 to 80 communities; 72 church members, every member of senior class a church member. School organized into a city government. Fine summary of school work. Friendly suit between Board and School of American Research to quiet title. Fourth grade eliminated.

1927 Staff of 17 headed by Miss Barber.
Dormitory purchased by Woman's Board from Child welfare Association in 1924 named Gaston Hall in honor of Charity Anna Gaston, the first teacher in a Presbyterian mission school in New Mexico. In 1872 Miss Gaston became the wife of John Menaul, M.D. of the Indian School at Jewett, N.M., a brother of James Menaul, for whom "Menaul School" is named.

1929 Fifth grade eliminated. New dining hall and dormitory erected. Cost $75,000 - named Allison Building.

1930 Miss Janie Patterson acting principal, 1 year.

1931 Miss Ruth Barber returned as principal after two years of study. Unoccupied old Allison dormitory and small school building rented to the public high school for a few months to care for overflow classes.

1932 Staff survey made of problems of plaza communities so as to better adapt the program to the needs of the students.

1933 Community survey project carried on by juniors and seniors and material assembled for use in home communities during the summer. Strong home-making program.

1934 Made a coeducational junior high school and Menaul made a coeducational senior high school, the older Allison-James girls being transferred to Menaul and the younger Menaul boys to Allison-James. Mary James Dormitory used for boys. Miss Barber transferred to Menaul as Dean of Girls and Joseph A. Poncel of Wasatch appointed principal.

7 smaller stations in New Mexico under the Unit of Educational and Medical Work made branch stations of Menaul and Allison-James, and all stations placed under the general direction of Mr. Donalson as Superintendent of the Unit's work in New Mexico.

1935 McFarland Memorial Shop building erected. Cost of $5,500 met from the Legacy Reserve Fund.. Students from Santa Fe Indian School invited to Sunday School classes at Allison-James - average attendance of around 35.

1936 "Old Allison" property sold to Santa Fe School Board for approximately $18,200, net $16,519, of which was refunded to the Sage Building Fund to repay the loan made at the time of the erection of the Allison-James dining hall and dormitory.

Presbyterian Documents 000145

1937 Program based on needs of students and their home communities being developed.
Gymnasium annex to the Administration Building erected at a cost of approximately $18,200, this being met by an appropriation from the Sage Building Fund of the $16,519 refunded on the sale of the "Old Allison" property (see 1936 above) and by the balance of $1,681 resulting from this sale.
Gymnasium named the Ruth Barber Gymnasium in honor of Miss Barber.
Shop Building named McFarland Memorial in honor of Rev. David McFarland, founder of the school.
Successful mid-winter young people's conference sponsored by the Workers' Conference held at school during Christmas holidays.

1938 National Missions Youth Seminar held at Allison-James. Also a Summer Camp for Intermediates sponsored by the Workers' Conference.

1939 Community contacts along inter-racial lines include use of the gymnasium one night each week by men of the community; School participation in the intra-city Junior basketball league; cooperation with the local Spanish and Anglo Presbyterian Churches in rally day programs and worship services and inclusion of students from the Government Indian School in Sunday School classes at Allison-James

Student Council winning support and developing student initiative and sense of responsibility through its civil courtesy and campus efficiency committees. Council also ran School candy store for short period as a demonstration cooperative and sponsored Thanksgiving project for a needy family in Santa Fe.

1940 Despite youth of children, School emphasizing American way of life and the responsibility of each citizen for preserving our democracy and making it richer and more meaningful. Class work related closely to home and community problems.

1941 Seventy-fifth Anniversary celebrated. Changes made in school program looking toward a freer and more practical set up.

1942 Greater interest in outside world because of relatives in the armed forces. Numerous defense activities, many a continuation and intensification of previous projects in nutrition, gardening, home nursing, and first aid, etc.

1943 Physical education required 5 days a week. Host to sixth Summer School of Southwest for ministers and religious education leaders of that area. Practically 100% of student body subscribed to Youth Budget.

1944 Of the approximately 100,000 Spanish-American people living in the area, the school reaches some 1,000 either directly or indirectly through enrollment and community activities. Joseph A. Poncel, Executive.

The science department of the school is successfully producing penicillin which is being used by a local doctor and by Embudo Hospital in combatting local infections.

1945 Joseph Poncel was transferred to the Tucson Indian Training School 9/1/45. Mr. Dan Peterson, a teacher at Allison was appointed Acting Principal and on 6/24/46 Executive.

An electric dishwasher was a great asset to the school kitchen. Authorized by the Board 1/18/45

This year the summer school of the Southwest brought together Indians, Spanish-speaking workers, Anglos and Negroes, for valuable discussion.

Several Anglo students were enrolled in the school this year in line with a policy looking toward non-segregation.

1947 The Mary James dormitory for boys was remodeled and repaired at a cost of approximately $7,000. Authorized by the Board. Mr. Dan Peterson, Executive

1948 Heretofore as high as a third of the student body has been Catholic - this year only about one-sixth of the students are.

1949 Gaston Hall was sold to the St. Germain Foundation in March for $41,000, payments to be made over a five-year basis, Authorized by Board 3/10/49, proceeds to be used for erection of worksers' cottages.
Mr. Peterson resigned 9/1/49 and Mr. Stuart Brown was appointed principal 8/10/49

In connection with the American Junior Red Cross, the students, with the help of a staff member, made Thanksgiving tray sets, place mats, nut cups, and favors for a veterans' hospital.

The Spanish Young People' Conference met at Allison James for 3 days in March.

1950 An arts course was added to the curriculum of the school.

The physical plant was improved by new light fixtures for classroooms, new seats for the auditorium, new roofs for gymnasium and boys' dormitory, new flooring for the girls' dormitory and a new electric range for the Home Economics Department.

A principal's house was dedicated March 18th. The total cost, furnished, was $15,545, made up from funds from the Women's Building Project 1945-46 and from the sale of Gaston hall in 1949.
Three homes for married workers were completed and dedicated March 19th. These cottages were named Donaldson Cottage, Alexander Cottage and Quintana Cottage.

1951 Mr. Stuart Brown resigned as of Septeber 1 and Mr. Oscar Granger was appointed principal as of August 1.

Students of the ninth grade conduct chapel services at regular intervals.

The classroom work schedule was changed this year to conform to the rule of five class periods a week for all basic subjects required by the North Central Association and the New Mexico State Department of Education for accreditation.

1953 Fourteen who had planned to attend Allison did not come because of priest's threats to parents from Penasco, Chamisal, Ojo Sarco and El Valle.

1954 From 1930-45 or later 2/3 of our students were Roman Catholic and now the situation is reversed for 2/3 are Protestant.

1956 Residence for women staff members erected at a cost of approximately $28.000 (Building-$24,000, equipment--$4,000), $23,000 from 1954 Women's Opportunity Giving and $5,000 from sale of Forsythe property proceeds. Named Auburn Cottage to recognize the group in Auburn, N. Y. to whom Mrs. Alexander wrote in 1867 of conditions in Santa Fe, and who responded by forming the Santa Fe Mission Association and raising the money for salary for the first teacher.

Miss Martha Smith--acting principal during Mr. O. T. Granger's absence because of illness.

1957 January--Martha Smith appointed executive on death of O. T. Granger

1958 After receiving reports through surveys of the educational, sociological, economic, and religious picture in New Mexico by Dr. Everett Perry and Dr. Milton Brown the study committee on Educational and Medical Work recommended to the Board and the Board voted in view of improvements in public schools, common 8-4 plan in plazas and desireability of junior high age children remaining in their own homes to add the ninth grade at Menaul School in September 1959 and discontinue Allison-James School, admitting no seventh grade class in September 1958.

1959 The Finance Committee was advised by the executive officers that the Board of Pensions was interested in purchasing the Allison-James School property in Santa Fe for the purpose of establishing a home for aging folks. It was voted and approved that the property be offered to the Board of Pensions on condition that the Board of Pensions agree to develop the property as a whole for the purpose of the home.

*From the Mary E. James School card.

Designations of Historic Status and Primary Façades at Plaza del Monte (Case H-17-098A)

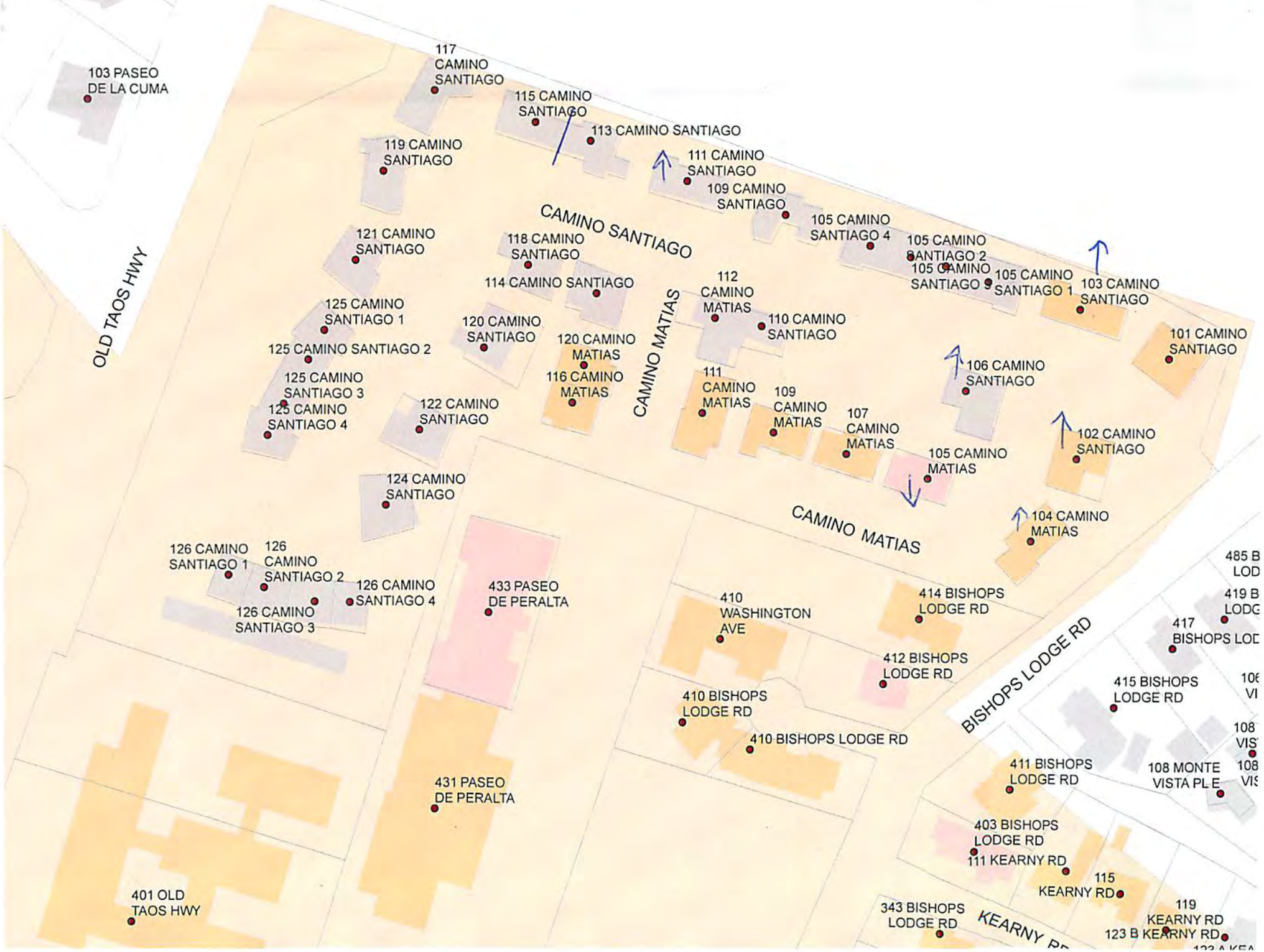
Address	Historic Status	Primary Façade(s)	Basis for Status
122 Camino Santiago	Non-Contributing		Due to age and lack of character-defining features
124 Camino Santiago	Contributing	West	Because the structure is a good example of Mid-Century Modern Santa Fe Style (L-plan block massing wing with the dominant portal, and carport as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
124 Camino Santiago Yardwalls	Contribuiting		
125 Camino Santiago	Non-Contributing		Due to age and lack of character-defining features
126 Camino Santiago	Contributing	North	Because the structure is a good example of Mid-Century Modern Santa Fe Style (massing block at the center and the triangular party walls that divide the sections and bookend the building and the viga portal and overall quality of the architecture as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
126 Camino Santiago Garages	Non-Contributing		Due to age and lack of character-defining features
126 Camino Santiago yardwalls	Contributing		

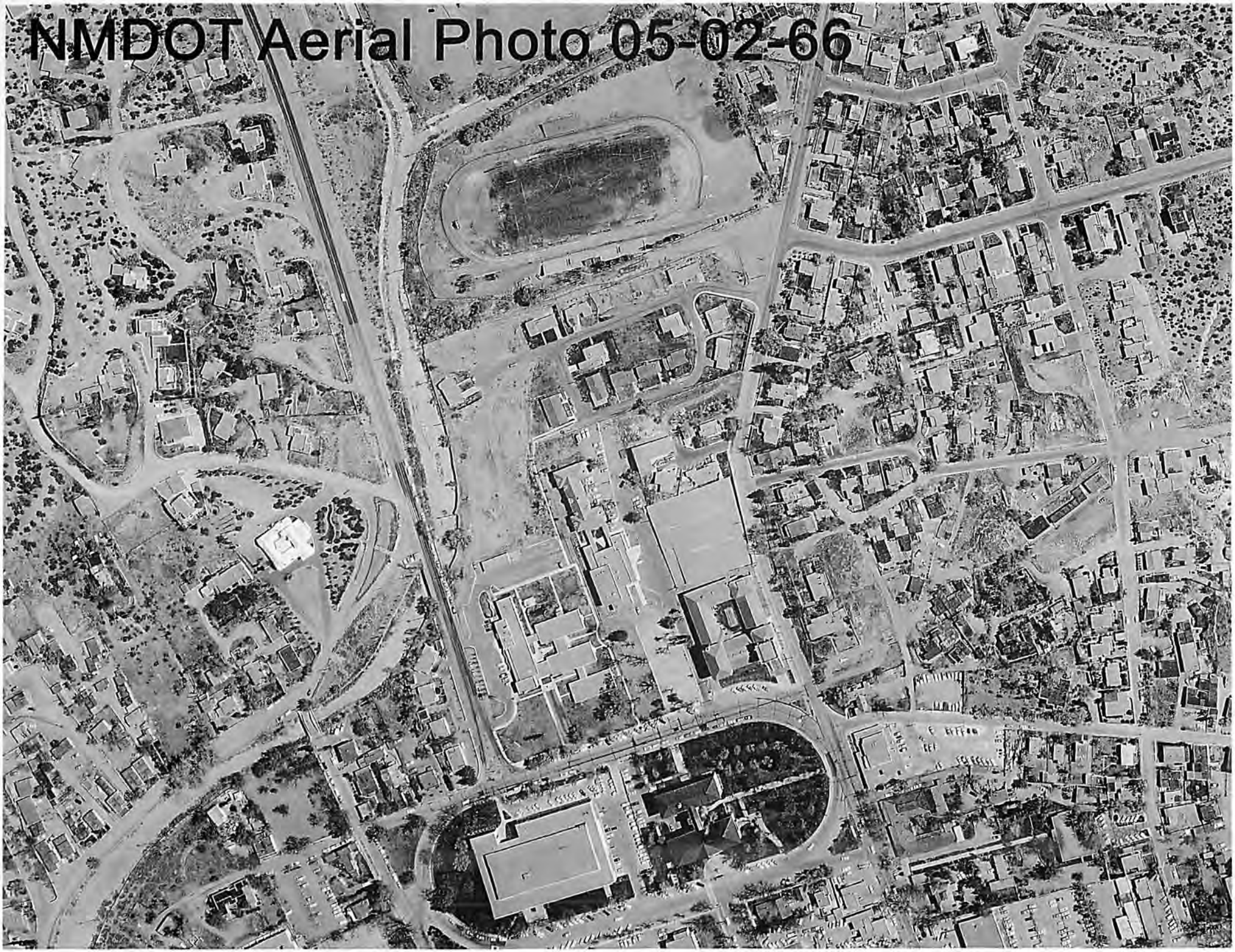
Designations of Historic Status and Primary Façades at Plaza del Monte (Case H-19-019)

Address	Historic Status	Primary Façade(s)	Basis for Status
101 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (portal extension and timber posts as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
102 Camino Santiago	Contributing	West (1) & South (2)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (combined portal and carport as character defining feature) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
103 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (L-plan, portal, carport, and front door side lights as character defining features) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
105 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (massing blocks at either end and overall quality of the architecture as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
106 Camino Santiago	Contributing	North (2) & East (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
109 Camino Santiago	Contributing	South (1-5)	Because the structure is a good example of Mid-Century Modern Santa Fe Style, because of its association with Plaza del Monte, a master planned community, and because it is a good example of Phillipe Register's work
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register

Address	Historic Status	Primary Façade(s)	Basis for Status
111 Camino Santiago	Contributing	South (1)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
113/115 Camino Santiago	Contributing	South (1, 2, 3)	Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (flagstone paving, vertical window pattern, and blocked massing on ends as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
114 Camino Santiago	Contributing	North (1) & East (2)	Because the structure is approximately 50 years old, because it is a good example of Mid-Century Modern Santa Fe Style (carport and double posts as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
117 Camino Santiago	Contributing	East (1 & 2) and South (7)	Because the structure is exemplary in the evolution of design in Plaza del Monte and of Philippe Register's efforts to comply with the historic district design standards in a modernist expression, and because of its associations with Plaza del Monte and with Mid-Century Santa Fe Style
118 Camino Santiago	Non-contributing	N/A	Due to age and lack of character-defining features
119 Camino Santiago	Contributing	East (1) & South (4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (low projecting roofline and south fin wall as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
120 Camino Santiago	Contributing	West (1 & 2)	Because the structure is a good example of Mid-Century Modern Santa Fe Style (carport, storage rooms, and massing as character defining) and because of its association with Plaza del Monte, a master planned community by architects Clark and Register

Address	Historic Status	Primary Façade(s)	Basis for Status
121 Camino Santiago	Contributing	East (1) & South (4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
104 Camino Matias	Contributing	North (1 & 4)	Because the structure is a good example of Mid-Century Modern Santa Fe Style and because of its association with Plaza del Monte, a master planned community by architects Clark and Register
105 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 107, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
107 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 109 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
109 Camino Matias	Contributing	North (3)	Because of its age, because of its association with the Alison James School, because it is a typical example of post-WWII construction, and because it along with 105, 107 and 111 Camino Matias anchor the orientation of Plaza del Monte around a common space.
111 Camino Matias	Contributing	West (1) & South (2)	Because of its age, because of its association with the Alison James School and because of Plaza del Monte-era additions that provide visual association with the planned development.
116/120 Camino Matias	Non-contributing	N/A	Because of extensive disharmonious additions.


103 PASEO DE LA CUMA
117 CAMINO SANTIAGO
115 CAMINO SANTIAGO
113 CAMINO SANTIAGO
119 CAMINO SANTIAGO
111 CAMINO SANTIAGO
109 CAMINO SANTIAGO
105 CAMINO SANTIAGO 4
105 CAMINO SANTIAGO 2
105 CAMINO SANTIAGO 3
105 CAMINO SANTIAGO 1
103 CAMINO SANTIAGO
CAMINO SANTIAGO
OLD TAOS HWY
121 CAMINO SANTIAGO
118 CAMINO SANTIAGO
114 CAMINO SANTIAGO
112 CAMINO MATIAS
110 CAMINO SANTIAGO
101 CAMINO SANTIAGO
125 CAMINO SANTIAGO 1
120 CAMINO SANTIAGO
120 CAMINO MATIAS
CAMINO MATIAS
125 CAMINO SANTIAGO 2
116 CAMINO MATIAS
111 CAMINO MATIAS
109 CAMINO MATIAS
106 CAMINO SANTIAGO
125 CAMINO SANTIAGO 3
125 CAMINO SANTIAGO 4
122 CAMINO SANTIAGO
107 CAMINO MATIAS
102 CAMINO SANTIAGO
105 CAMINO MATIAS
124 CAMINO SANTIAGO
104 CAMINO MATIAS
CAMINO MATIAS
126 CAMINO SANTIAGO 1
126 CAMINO SANTIAGO 2
126 CAMINO SANTIAGO 4
433 PASEO DE PERALTA
126 CAMINO SANTIAGO 3
410 WASHINGTON AVE
414 BISHOPS LODGE RD
412 BISHOPS LODGE RD
410 BISHOPS LODGE RD
410 BISHOPS LODGE RD
BISHOPS LODGE RD
415 BISHOPS LODGE RD
417 BISHOPS LOD
485 B LOD
419 B LODG
411 BISHOPS LODGE RD
108 MONTE VISTA PL E
431 PASEO DE PERALTA
403 BISHOPS LODGE RD
111 KEARNY RD
115 KEARNY RD
119 KEARNY RD
123 B KEARNY RD
343 BISHOPS LODGE RD
KEARNY RD
401 OLD TAOS HWY


NMDOT Aerial Photo 05-02-66

Plaza del Monte
Camino Santiago

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693490, -105.934887



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

Situated near the east entrance to Plaza del Monte, the house is a roughly 1,332-square-foot contemporary residence constructed in 1967-68. In plan, the three-bedroom dwelling has a square form with an attached L-shaped portal and garage, giving it a combined square footprint. It presents to the street a long portal with the roof carrying over the garage. It is fenestrated with aluminum windows, primarily of a sliding operation. A paneled wood door gives entry to the residence at the east end of portal. The garage entry is fitted with a recent vinyl overhead door. Cementitious brocade stucco in a peach tone covers the frame building. The roof consists of a mixture of gravel and asphalt material. An interior parapet outlines the dwelling portion of the mass. While contemporary in form, the vigas across the portal give the residence a regional feel.

12. Who uses the property? Residence

13. Construction Date: c.1968
_x_Known _x_ Source: aerial photographs, city directory entries

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?

J. 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sam M. Dean, who is listed as a tenant in the 1970 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	101 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	Single	11
Sliding	Aluminum	1-1	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Garage	Sectional	Vinyl	1

12. Chimneys
N/A

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 garage door; 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 101 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 101 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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	2. Location: 101 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



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

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: Plaza del Monte	2. Location: 101 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



Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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	2. Location: 101 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: Street elevation and north elevations, 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	2. Location: 101 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: Street and west elevations, 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	
1. Name of property: Plaza del Monte	2. Location: 101 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: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693288, -105.935161



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 ⬆ **Box Indicates Post-1968 Addition**

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?

J. 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Gaylord Knox, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ No Status

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

Recommended Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 2	102 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	Single	9
Fixed	Aluminum	Single	3
Fixed	Aluminum	Single, flanked by Casement	1
Fixed	Aluminum	12	4

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	2
Single-Leaf	Full-Light	Aluminum	1
Double	Carport Storage Doors	Wood	2

12. Chimneys
One, stucco-clad inside parapet

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: Post-1969; addition to rear, northeast corner; aerial photographs 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	_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: 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: CPI 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 2	2. Location: 102 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 102 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 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



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-addition.
Courtesy NMDOT.

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*	
CPI No._____ District No._____	___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 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



Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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 2	2. Location: 102 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: Street elevation and south elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 2	2. Location: 102 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: North and street elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 2	2. Location: 102 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: East elevation, facing northwest.
Non-historic addition on left.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 6	103 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693597, -105.935145



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Joseph McNeill, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ No Status

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

Recommended Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 6	103 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	9
Fixed	Aluminum	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	Raised Square Panel, w/single sidelight	Wood	1

12. Chimneys
One, stucco-clad, exposed on north elevation

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 windows; visual and material 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 103 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 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



Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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: Plaza del Monte Residence 6	2. Location: 103 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 103 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: Street and west elevations (top), facing northeast; west elevation, facing south (Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 6	2. Location: 103 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693730, -105.935558



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northeast.

11. Brief Description of the Property:

Forming a long, linear composition, 105 Camino Santiago is one of three apartment buildings erected at Plaza del Monte. The carport-dominated structure works its way down the slope as two L-plan units joined together at the center by a laundry room. The structure is bookended by masses holding the apartments. The larger apartments containing two bedrooms are situated in the projecting roomblocks. The apartments share a party wall at the living room. Spanning between the apartments are the carports and the laundry room. The carports are detailed with a viga-roof structure which continues as a portal along the inner apartments. The rear (north) elevation is divided into small patios. The apartments are entered through wood panel doors; solid wood doors give access to the storage units and the laundry. The original multi-light steel casement windows have been replaced with aluminum units. A short parapet follows the outline of the apartments, and is penetrated on the south, east and west elevations with cut-through metal canales. The frame structure is finished with cementitious brocade stucco in a peach tone. While contemporary in form, the vigas used across the portales and carports and the cubed apartment masses give the residence a regional feel. The roughly 4,198-square-foot apartment building was constructed in 1971, after a design by architect Philippe Register.

12. Who uses the property? Residence

13. Construction Date: 1971
_x_ Known _x_ Source: aerial photographs, city directory entries

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 were 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 are Ruth Erwin and Ellen Foster. They are listed as tenants in the 1972 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

. 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 #: Plaza del Monte Inventory
Plaza del Monte Residence 14	105 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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: _x_ Asphalt
__ Earth __ 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**
Sliding	Aluminum	1-1	10
Sliding	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information 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	4
Single-Leaf	Flush [?]	Wood	12
Sliding	Patio	Aluminum	8

12. Chimneys
4, stucco-clad, north 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

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: CPI 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 14	2. Location: 105 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

Evaluation of Historical Status

Representing a Contemporary design, the building does not harmonize or contribute to the historical character of the district. In addition, constructed in 1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 105 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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



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

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* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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



Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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 14	2. Location: 105 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: Street elevation and east elevations, 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: CPI 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 14	2. Location: 105 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: Street and west elevations, 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	
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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: East Unit (top), facing northeast; West Unit (bottom), 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 14	2. Location: 105 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: North elevation, facing west (top) and east (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693427, -105.935448



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,301-square-foot dwelling with a portal across two elevations. In plan, it has an L-shaped foundation with an attached carport. The flat-roof dwelling holds three bedrooms confined to a wing at the west end. The rear (south) elevation is focused on a small patio cut into the southwest corner of the house. The southeast corner is terminated by a one-space carport. The two-sided portal runs along the north and east elevations. The structure is made of vigas which sit on square girders held up by round posts with zappos-type corbels. The portal elevations are painted white and fenestrated with doors on each exposure. Small rectangular windows penetrate the bedroom wing. The remaining windows vary, including large picture and grouped casements and sliding units. The roof is finished with rolled asphalt which carries over the inner parapets. A squat stucco-faced chimney rises at the northeast corner. The house is finished with textured cementitious stucco in a light buckskin tone. It was erected in c.1965. Its designer is unknown but is suspected to be an early Clark and Register design.

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is De Forest N. Shotwell, who is listed as a tenant in the 1966 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 Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 3	106 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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: _x_ Asphalt
__ Earth __ 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**
Sliding	Aluminum	1-1	6
Fixed	Wood [?]	Single	1

*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	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, west exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: __ _x_ No known modifications

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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 106 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 3	2. Location: 106 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: South and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 3	2. Location: 106 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: South and east elevations, 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: CPI 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 3	2. Location: 106 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: Street and west elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
_ 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:
35.693826, -105.935966



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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?

J. 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Jane Barber, who is listed as a tenant in the 1966 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 15	109 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	6
Fixed	Wood	2	1

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Single-Leaf	Flush	Wood	1
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, north 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

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: CPI 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 15	2. Location: 109 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to designate 109 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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 15	2. Location: 109 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 15	2. Location: 109 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 15	2. Location: 109 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: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 15	2. Location: 109 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: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693575, -105.936130



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing south.

11. Brief Description of the Property:

Located at the west end of the common area are two residential units which were joined together at some point after 1970. The older unit, addressed 110 Camino Santiago, takes up the east end of the footprint. Constructed in c.1962, after a design by architect Kenneth S. Clark, it is roughly an L-shaped box with a rear portal and connected carport. The street-facing façade is defined by a small recessed entry. The entry holds a single door placed across the west wall. The remainder of the façade is divided into rectangular window openings holding sliding units. Smaller, rectangular sliding windows are applied across the east bedroom wing. A shallow portal runs across the rear (south) elevation historically leading to a single-space carport. The portal elevation is fenestrated with a patio door, sliding windows, and a louvered door leading to a utility room. The house is outlined with parapets and finished in buckskin cementitious stucco. It holds three bedrooms. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1962, with c.1968 addition and carport expansion
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the original house (110) is Dorothy B. Fritz, who is listed as a tenant in the 1966 Santa Fe city directory. The first resident identified with the addition (112) is Theo R. Finley, listed in the 1970 Santa Fe city directory as a tenant. Currently the Santa Fe County Assessor treats the combined buildings as one residence addressed as 110 Camino Santiago.

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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 5	110 (112) Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	11
Sliding	Aluminum	Single	1
Casement	Aluminum	1-1F-1	2

*Because of storm covers, the operation and material information 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	2
Single-Leaf	Flush	Wood	1
Double	Panel	Wood	1
Double	Louver	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north exposure

13. Porches __ N/A
Type: _x_ Entry- portal- 2 __Partial-Width __ Full-Width __ Wrap

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: c.1968; addition across west elevation and widening of carport; aerial photographs, drawings, 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) 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:

Attached to the west end of the original Clark design is a post-1966 addition. Arranged at a lower height, the approximately 864-square-foot appendage is a rectangular box with overhanging eaves and a porch. The addition, mostly likely designed by architect Philippe Register, introduces a contemporary vocabulary. A shallow overhang supported by squared rafters carries across the north and south elevations. Similar beams extend out from the west elevation to create the porch. A tall angular wall rising above the roofline defines its south edge. The addition is fenestrated with a few doors and square window openings holding single-light metal casements. The frame structure is finished with cementitious brocade stucco in the buckskin pigment. Most likely occurring with the addition, the carport was widened (or constructed anew) to hold two vehicles. Set back from the addition, the roughly 1,054-square-foot structure is supported by a viga-and-post system.

Evaluation of Historical Status

The original house received a contemporary addition across its secondary street façade and a demolition and widening of its carport in c. 1968. The combined alterations changed the overall massing and the appearance of the west elevation of the original structure. For this reason, the recommendation is to designate 110 (112) Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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 5	2. Location: 110 (112) 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



Figure 1: May 2, 1966 aerial photograph.
Only east portion of building present.
Courtesy NMDOT.

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 5	2. Location: 110 (112) 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



Figure 2: February 27, 1969 aerial photograph
West addition and portal expansion present.
Courtesy NMDOT.

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: Plaza del Monte Residence 5	2. Location: 110 (112) 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: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 5	2. Location: 110 (112) 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: Street and west elevations of addition, 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: CPI 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 5	2. Location: 110 (112) 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: South and west elevations of addition and expanded carport, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 5	**2. Location:** 110 (112) 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: South elevation, facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	111 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
5.693910, -105.936232



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Neva B. Palameter, who is listed as a tenant in the 1966 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 Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	111 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	3
Double-Hung	Wood	3	2
Double-Hung	Wood	1/1	1

*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/ single sidelight	Wood	1
Single-Leaf	Raised Square Panel	Wood	1
Single-Leaf	½-Light	Wood	1
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north 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: Date unknown; replaced windows; drawings and visual and material 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 111 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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 111 Camino Santiago a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 111 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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*	
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 111 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: Street and east elevations, 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	2. Location: 111 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: Street and west elevations, 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: CPI 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	2. Location: 111 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	113 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:

35.693980, -105.936500



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Harry Wood, who is listed as a tenant in the 1971 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***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	113 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1-1F-1	7
Casement	Aluminum	Single	1

*Because of storm covers, the operation and material information 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	4
Sliding	Patio	Aluminum	1

12. Chimneys
One, stucco-clad, east 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

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: 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: CPI 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	2. Location: 113 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

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 113 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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	2. Location: 113 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



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

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: Plaza del Monte	2. Location: 113 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 113 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: North elevation, facing southeast and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
CPI No._____ District No._____ ___NRHP ___SRCP Criteria _A _B _C _D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
1 Buildings:
__ 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:
5.693668, -105.936489



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southeast.

11. Brief Description of the Property:

The house presents to Camino Santiago a traditional design of a cube-like mass projecting from a linear arm. In plan, it is roughly L-shaped with a large connecting carport attached to its southeast corner. The west end holds two bedrooms; the remainder of the footprint contains a large living room, kitchen and utility closet. The south exposure of the bedroom wing is penetrated by sliding glass doors. East of the bedroom wing, the front façade is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with a center view light. It is sheltered by a short overhang resting on vigas. A similar combined picture and casement window is found on the east elevation of the living room. The carport makes up most of the secondary street elevation. It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood doors leading to the utility room and storage area. Wood, trough-like canales penetrate the parapets on the east and west elevations. The roof is covered with rolled asphalt, which carries over the bedroom wing's east exposure. A short stucco-clad chimney topped with a terra cotta cap rises from the center of the roof. Erected in c.1972, the residence was designed by Register, Ross & Burnet Architects.

12. Who uses the property? Residence

13. Construction Date: c.1972
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The 1972 Santa Fe directory indicates the house was under construction at that time.

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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 26	114 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	4

*Because of storm covers, the operation and material information 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	2
Single-Leaf Sliding	Raised Square Panel Patio	Wood Aluminum	2 2

12. Chimneys
One, stucco-clad, north 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 windows and 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 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

Evaluation of Historical Status

Constructed in c.1972, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 114 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 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



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

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: Plaza del Monte Residence 26	2. Location: 114 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 Survey Photographs

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



Photo 1: East and south elevations, 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: ***Please complete HCPI FORM 1 before completing FORM 2***		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 26	2. Location: 114 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: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.694030, -105.936677



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Westley L. Almy, who is listed as a tenant in the 1971 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	115 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	1
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	2
]Casement	Aluminum	1-2F-1	1

*Because of storm covers, the operation and material information 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	2
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north 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

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: 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: CPI 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	2. Location: 115 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

Evaluation of Historical Status

Constructed in c.1970, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 115 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 115 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



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

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: Plaza del Monte	2. Location: 115 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: Street and east elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 115 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: Street and west elevations, 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	
1. Name of property: Plaza del Monte	2. Location: 115 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.694087, -105.936953



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: 1966-67
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Reverend H. Thomas, who is listed as a tenant in the 1967 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	117 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	2
Casement	Aluminum	1-1	3
Casement	Aluminum	1-1F-1	1
]Casement	Aluminum	1-2F-1	3

*Because of storm covers, the operation and material information 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	2
Single-Leaf	Raised Panel	Metal	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north 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 windows and 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No. District No. NRHP SRCP Criteria A B C D		
1. Name of property: Plaza del Monte	2. Location: 117 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 117 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 117 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



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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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	2. Location: 117 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: Street, west and south elevations, 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: CPI 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	2. Location: 117 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: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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: Plaza del Monte	2. Location: 117 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: North elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693715, -105.936696



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing southwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1973
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Duncan Spinning, who is listed as a tenant in the 1974 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	118 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	2-2F-2	1
Casement	Steel	3-3	2
Casement	Steel	3-3F-3	2
Casement	Steel	3-3F-3F-3	2

*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	1
Single-Leaf	Raised Square Panel	Wood	1
Double	Carport	Wood	1

12. Chimneys
One, stucco-clad, north 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

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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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

Evaluation of Historical Status

Constructed in c.1973, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 118 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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



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

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	2. Location: 118 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: Street and east elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 118 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: West and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693915, -105.937077



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing west.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Muriel M. Boone, who is listed as a tenant in the 1966 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	119 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Sliding	Aluminum	1-1	6
Fixed	Wood	Single	2

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Square Panel	Wood	4
Sliding	Patio	Aluminum	2

12. Chimneys
One, stucco-clad, north 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; partial removal and alteration of northeast angled patio enclosure; 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte	2. Location: 119 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. For this reason, the recommendation is to maintain 119 Camino Santiago as a Noncontributing Structure to the Downtown and Eastside Historic 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	2. Location: 119 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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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	2. Location: 119 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: Street and south elevations, facing northwest. Box indicates removed portion of angled patio wall.

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	2. Location: 119 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: West elevation, facing south
(Sharon Joyce, February 23, 2018).

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	2. Location: 119 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693597, -105.936785



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

The small two bedroom house presents a contemporary carport-dominant design. Located along the south side of Camino Santiago, it sits back from the street. In plan, it is a modified "T" form with an attached carport projecting from the front façade. Its two bedrooms are confined to a wing making up the north elevation. Higher than the rest of the house, it is outlined with shaped parapets. The parapets are pierced with canales across the north and south exposures. The lower volume, historically containing a living room, kitchen and music room, is faced with a shallow overhang resting on vigas. The overhang shelters sliding glass doors, a window and a pedestrian entry. The secondary elevations are fenestrated with aluminum casement windows. ***Continued on Page 5***

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 25	120 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	2-2F-2	1
Casement	Aluminum	3-3F-3	4
Fixed	Aluminum	21	1

*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	1
Single-Leaf	Raised Panel	Metal	1
Double	French	Aluminum	1
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, north 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 windows and 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	_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: 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 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:

The front (west) elevation is dominated by the carport. The structure is erected over a viga-and-post support system. The portal's outside beam continues across the façade, sheltering the front entry. A wood raised square panel door with a center view light gives entry to the residence. The frame building is faced with cementitious stucco with brocade finish in a peach-like pigment. Including its carport and utility room, the building contains 1,804 square-feet. The house was erected in c.1971, after a design by Register, Ross & Burnet Architects.

Evaluation of Historical Status

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

Definition – "Contributing Structure"

A *structure*, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a *contributing structure* is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The *contributing structure* may have had minor *alterations*, but its integrity remains.

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*		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 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



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

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: Plaza del Monte Residence 25	2. Location: 120 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: East elevation, facing north.

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: Plaza del Monte Residence 25	2. Location: 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: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: ***Please complete HCPI FORM 1 before completing FORM 2***		
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 25	2. Location: 120 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: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693719, -105.937155



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, city directory entries

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?

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 20	121 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	2-2	3
Casement	Steel	3 [?]	1
Casement	Steel	3-3	5
Casement	Steel	3-3F-3F-3	1

*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	1
Single-Leaf	Raised Square Panel	Wood	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, west 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

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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 20	2. Location: 121 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

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the district. Constructed in c.1971, it does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 121 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 20	2. Location: 121 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



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

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: Plaza del Monte Residence 20	2. Location: 121 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: South elevation, facing northeast and northwest

(Sharon Joyce, February 23, 2018).

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: Plaza del Monte Residence 20	2. Location: 121 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: West elevation, southeast
(Sharon Joyce, February 23, 2018).

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	122 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings
_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:
35.693324, -105.936986



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing southeast.

11. Brief Description of the Property:

This small Pueblo style dwelling features a centrally placed carport, taking up much of the front façade. Located on the east side of Camino Santiago, the compact, 1,182-square-foot house contains two bedrooms. In plan, the dwelling is a modified "L" with angled walls along its south and east elevations. The bedroom wing fits within a rectangular box forming the north end. A smaller rectangular volume creating the carport and storage area projects at the west. In between is a viga-roofed structure sheltering the front entry. The south elevation is penetrated by double sliding doors opening to a small patio. The rear (east) elevation has two identically sized window openings. Windows consist of mainly non-original single-light casements. The frame house is covered with brocade-type cementitious stucco, in a light buckskin tone. The roof is finished with asphalt, which carries over the bedroom wing's south exposure. The house was constructed in c. 1971, after a design by Register, Ross and Brunet Architects. A low concrete-and-stone retaining wall separates the structure from 124 Camino Santiago to the south.

12. Who uses the property? Residence

13. Construction Date: c.1971
_x_Known _x_ Source: drawings, aerial photographs, firs city directory entry - Does not appear on February 27, 1969 aerial photograph

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

22. National or State Register:

Is this property individually listed on a historic register? __ Unknown _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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte	122 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	2
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	3

*Because of storm covers, the operation and material information is not definite.
**Includes single and grouped units

11. Doors __ N/A

Type	Style	Material	Number
Single-Leaf	Raised Panel	Composite	1
Sliding	Patio	Aluminum	2
Double	Carport	Wood	3

12. Chimneys
One, stucco-clad, east 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 windows and 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	_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: 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**	**2. Location:** **122 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**

Evaluation of Historical Status

Constructed in c.1971, the house does not meet the minimum age threshold for consideration. For this reason, the recommendation is to designate 122 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1969+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic 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**	**2. Location:** **122 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. 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**	**2. Location:** **122 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: February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021. 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**	**2. Location:** **122 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 3: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071.
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**	**2. Location:** **122 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: Street and south elevations, 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	
1. Name of property: **Plaza del Monte**	**2. Location:** **122 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: South elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte**	**2. Location:** **122 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: East elevation, 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**	**2. Location:** **122 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 122 and 124 Camino Santiago, facing northeast. May 3, 2018.

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:

Plaza del Monte
Residence 23

2. Location:

124 Camino Santiago
Downtown and Eastside Historic District

3. Local Reference Number:
Santa Fe ID #: N/A
Plaza del Monte Inventory

4. County: Santa Fe

5. Property Type:
_1_ Buildings
_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:

35.693153, -105.937064



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast.

11. Brief Description of the Property:

Located near the south end of the development, the small house sits on a slight rise with its façade oriented west. The 1,148-square-foot, flat-roof dwelling contains two bedrooms. The bedrooms are placed in a block-like wing forming the north elevation. In plan, it is a modified "L" with angled planes across its east and south exposures. The front (west) façade presents a strong horizontal emphasis. It is dominated by its carport and adjacent portal. The combined carport and portal are supported by a wood framework made of shaped beams resting on a square plate held up by round posts. The overhang continues along the south elevation. The southwest corner of this elevation has a non-historic window wall, where a sliding glass and fixed window once stood. The north elevation is a solid wall; the east exposure is fenestrated with a non-historic door and a picture window flanked by casements. The house's windows are mostly single-light replacement units. The frame dwelling is finished with cementitious stucco in a tan tone. The building was constructed in c. 1967, after a design by Philippe Register. A low stone-and-concrete retaining wall edges the south and east exposures of the back yard.

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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Sheldon P. Price, who is listed as a tenant 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 23	124 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1	2
Casement	Aluminum	1-1	1
Casement	Aluminum	1-1F-1	3
Fixed	Wood	18, w/ door	1

*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	2
Single-Leaf	Flush	Wood	2
Double	French	Wood	1

12. Chimneys
One, stucco-clad, north 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 windows and 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 23**	**2. Location:** **124 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**

Evaluation of Historical Status

Representing a Contemporary design, the house does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. For this reason, the recommendation is to designate 124 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1968+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic 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 23**	**2. Location:** **124 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. 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 23**	**2. Location:** **124 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: February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021. Building 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 23**	**2. Location:** **124 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: Street and north elevations, 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	
1. Name of property: **Plaza del Monte** **Residence 23**	**2. Location:** **124 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: South elevation, facing north.

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 23**	**2. Location:** **124 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: South and east elevations, facing north.

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 23**	**2. Location:** **124 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: 124 Camino Santiago, rear retaining wall (foreground), facing northeast. May 3, 2018.

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 21	125 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings
_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:
35.693449, -105.937311



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest.

11. Brief Description of the Property:

One of three apartment buildings at Plaza del Monte, 125 Camino Santiago is arranged as a long rectangle on the west side of the street. The front (east) façade reveals the apartment's strict symmetry and emphasis on economy. In plan, it is oriented along a roughly north-south axis. The rectangle is broken into angled planes at the northwest and southwest exposures. These bookend a portal interrupted at its center with a block-like volume punched with a square opening. The front elevation is characterized by a uniform pattern of door and window openings. The doors leading to the apartment are wood units with view light panels. Windows are standard multi-light steel casements. The angled north and south elevations contain three windows, each a non-original aluminum casement. The rear (west) elevation is divided into four patios sheltered by a shallow overhang. Non-original sliding glass doors open onto a concrete slab patio. The combined 3,563-square-foot mass contains four apartments. The quad-plex apartment was constructed in c.1970, after a design by Register, Ross and Brunet Architects. A low concrete-and-stone retaining wall separates the structure from 121 Camino Santiago to the north.

12. Who uses the property? Residence

13. Construction Date: c.1970
_x_Known _x_ Source: aerial photographs and city directory entries - Does not appear on February 27, 1969 aerial photograph

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 were 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 John M. Currie, Violet Sherratt, Merrill Henry and Warren Blodgett, who are listed as tenants in the 1971 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 21	125 Camino Santiago *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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]	2
Casement	Steel	3-3	4
Casement	Steel	3-3F-3F-3	3
Casement	Aluminum	1-1	4
Casement	Aluminum	6-6	1
Double-Hung[?]	Wood	1/1	2

*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	3
Sliding	Patio	Plastic	4

12. Chimneys
Four, stucco-clad, west 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 windows and 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 21**	**2. Location:** **125 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

Evaluation of Historical Status

Representing a Contemporary design, the apartment building does not harmonize or contribute to the historical character of the Downtown and Eastside Historic District. Constructed in c.1970, it does not meet the minimum age threshold for consideration. For these reasons, the recommendation is to designate 125 Camino Santiago a Noncontributing Structure to the Downtown and Eastside Historic District.

Given its low architectural value and presumed c.1969+ construction date, the retaining wall is not recommended for Contributing Structure status to the Downtown and Eastside Historic 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 21	2. Location: 125 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 21**	**2. Location:** **125 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 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 21**	**2. Location:** **125 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: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	***Please complete HCPI FORM 1 before completing FORM 2*** ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 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: South elevation, facing north.

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 21**	**2. Location:** **125 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: North Unit (top), facing northwest; South Unit (bottom), facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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 21**	**2. Location:** **125 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: West elevation, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* ___NRHP ___SRCP Criteria __A __B __C __D	
1. Name of property: **Plaza del Monte** **Residence 21**	**2. Location:** **125 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 5: Retaining separating 121 and 125 Camino Santiago, facing northeast. May 3, 2018.

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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 24 & Garage/Carport	126 Camino Santiago *Downtown and Eastside Historic District*	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**

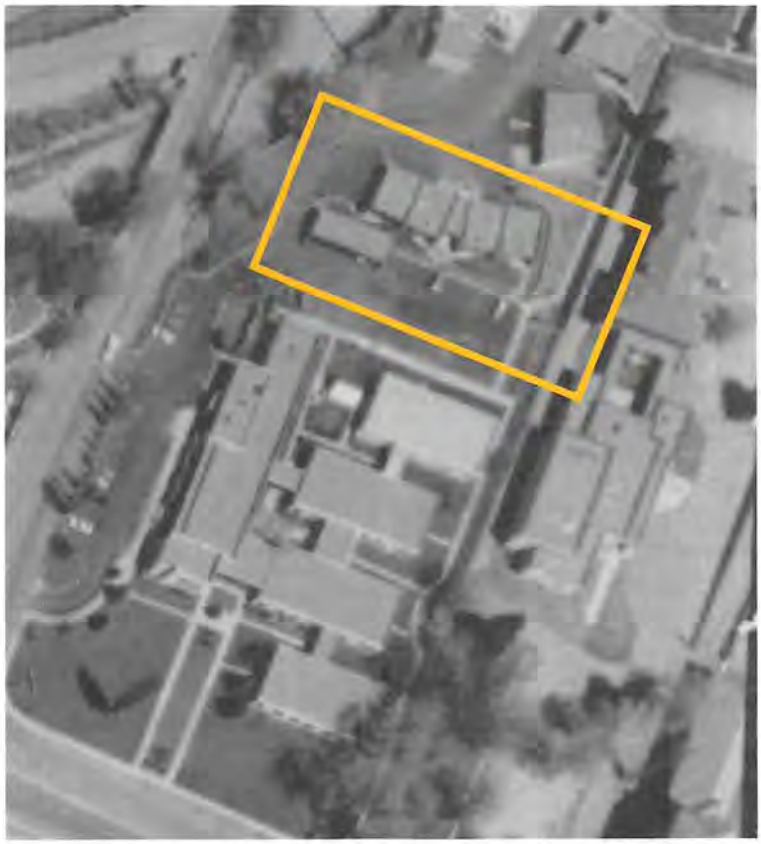


Aerial 2: Portion of February 27, 1969 aerial photograph. Source: NMDOT – 1969_2_27_4071. Apartment Building Present.

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 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

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**

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

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 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.

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:
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693073, -105.935289



10. Photo Information Negative: John Murphey View of: Front, north elevation, facing northeast.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: c.1965
_x_Known _x_ Source: aerial photographs, city directory entries

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?

). 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 house was constructed as part of the independent living section of Plaza del Monte, a Presbyterian residential community for retired clergy, missionaries and other professional staff. Developed between 1960 and 1977, Plaza del Monte operated as a retirement center until 1988. The first resident identified with the house is Frederick H. Dawson, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ No Status

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

Recommended Contributing 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 1	104 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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	Aluminum	1-1	6
Casement	Aluminum	1-1F-1F-1	1
[?]	[?]	[?]	1

*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	2
Single-Leaf	Flush	Wood	2
Sliding	Patio	Aluminum	1

12. Chimneys
One, 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

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: 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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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

Evaluation of Historical Status

Constructed before 1968, and representing the original Clark and Register design template for the Plaza del Monte retirement homes, the house is a good example of the "Santa Fe style." For this reason, the recommendation is to designate 104 Camino Matias a Contributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2*		
CPI No._____ District No._____ NRHP SRCP Criteria A B C D		
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 1	2. Location: 104 Camino Matias *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: Street and south elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: HCPI No._____ District No._____	*Please complete HCPI FORM 1 before completing FORM 2* NRHP ___ SRCP Criteria __A __B __C __D	
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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: Street and north elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 1	2. Location: 104 Camino Matias *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: East elevation, facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693249, -105.935608



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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?

J. 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 first resident identified with the house during the Plaza del Monte period is Sidney S. Brown, who is listed as a tenant in the 1966 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: _x_ Contributing __ Non-contributing __ 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 10	105 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Wood	1/1	4
Double-Hung	Metal	2/2	3
Fixed	Wood	Single	1
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Wood	1-1	1

*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	Wood	2
Single-Leaf	½ -Glass	Wood	1
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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: Unknown; replaced garage door; material and visual evidence.
#2 Date: 1960s; assumed replacement of original windows in majority of openings.

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: No style – side-gable vernacular form

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: *Please complete HCPI FORM 1 before completing FORM 2* CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *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

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to designate 105 Camino Matias a Noncontributing Structure to the Downtown and Eastside Historic 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: CPI 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 10	2. Location: 105 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 10	2. Location: 105 Camino Matias *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

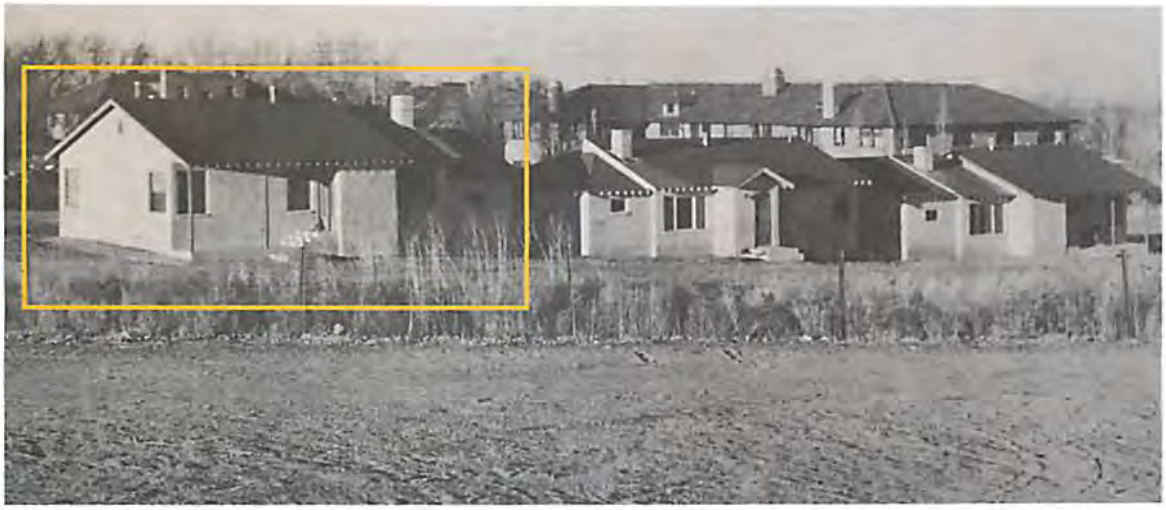


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 10	2. Location: 105 Camino Matias *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: west elevation, 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 10	2. Location: 105 Camino Matias *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 elevation, facing northwest.

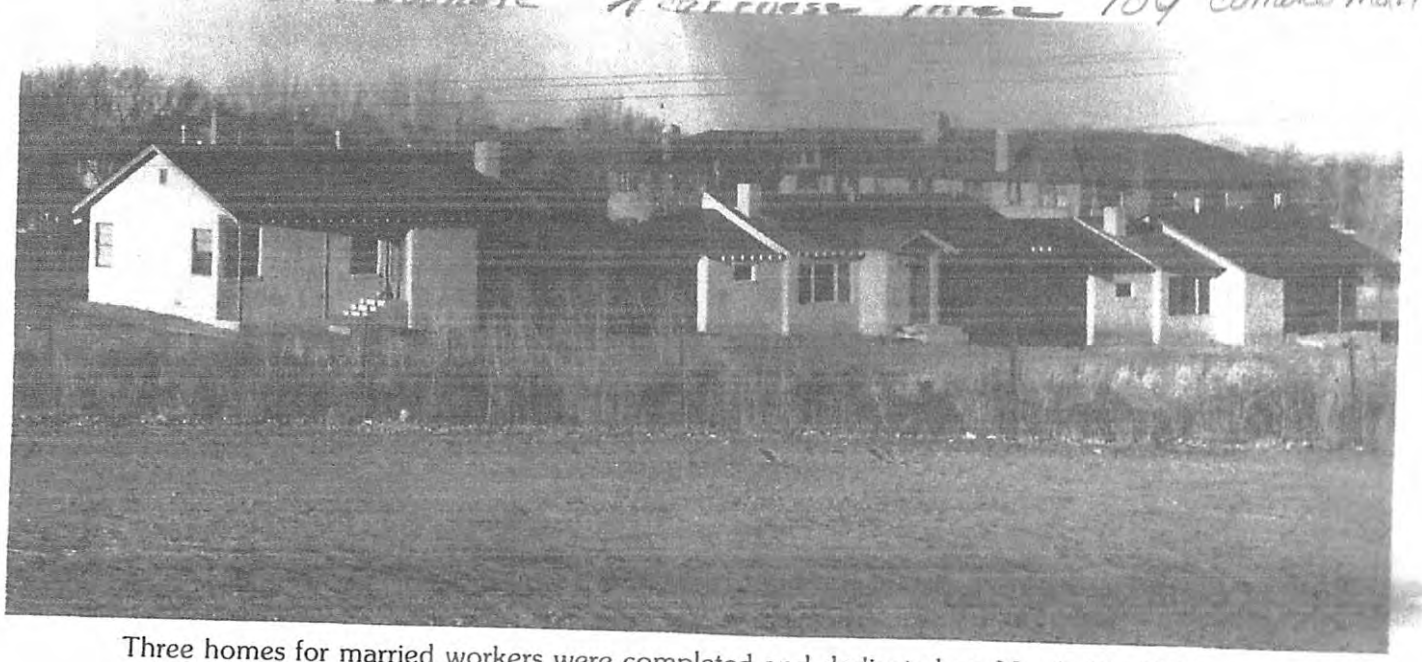
Historic Cultural Properties Inventory (HCPI) Detail Form (FORM 2)

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 10	2. Location: 105 Camino Matias *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: North elevation, facing southeast.



Three homes for married workers were completed and dedicated on March 19, 1950 at a total cost of $26,000 plus $2,000 for equipment, met from the proceeds of the sale of Gaston Hall in 1949. These cottages were named as follows: Donaldson Cottage in honor of the Rev. Harper C. Donaldson, for many years superintendent of Menaul School and administrator of Allison and the plaza schools; Alexander Cottage named in honor of Mrs. A. J. Alexander, the wife of an army officer stationed in Santa Fe who was instrumental in bringing the need of educational opportunities to the attention of the Woman's Board of Home Missions; Quintana Cottage named for the Rev. Juan Quintana, an early teacher and evangelist.



The Margaret Olivia Sage Memorial School and Administration Building was built of brick and stucco in 1924 at a cost of $78,000. It housed an auditorium and library and classrooms for household science, household art, physics and chemistry when it was opened. Through the years there was a variation of the subjects taught there. The Sage Building served the school until it closed in 1959.



1950 An arts course was added to the curriculum of the school.

The physical plant was improved by new light fixtures for classroooms, new seats for the auditorium, new roofs for gymnasium and boys' dormitory, new flooring for the girls' dormitory and a new electric range for the Home Economics Department.

A principal's house → Gaston Cottage was dedicated March 18th. The total cost, furnished, was $15,545, made up from funds from the Women's Building Project 1945-46 and from the sale of Gaston hall in 1949.
Three homes for married workers were completed and dedicated March 19th. These cottages were named Donaldson Cottage, Alexander Cottage and Quintana Cottage.

Four houses still there when Board of Pensions took over property

1951 Mr. Stuart Brown resigned as of Septeber 1 and Mr. Oscar Granger was appointed principal as of August 1.

Students of the ninth grade conduct chapel services at regular intervals.

The classroom work schedule was changed this year to conform to the rule of five class periods a week for all basic subjects required by the North Central Association and the New Mexico State Department of Education for accreditation.

1953 Fourteen who had planned to attend Allison did not come because of priest's threats to parents from Penasco, Chamisal, Ojo Sarco and El Valle.

1954 From 1930-45 ~~or later~~ 2/3 of our students were Roman Catholic and now the situation is reversed for 2/3 are Protestant.

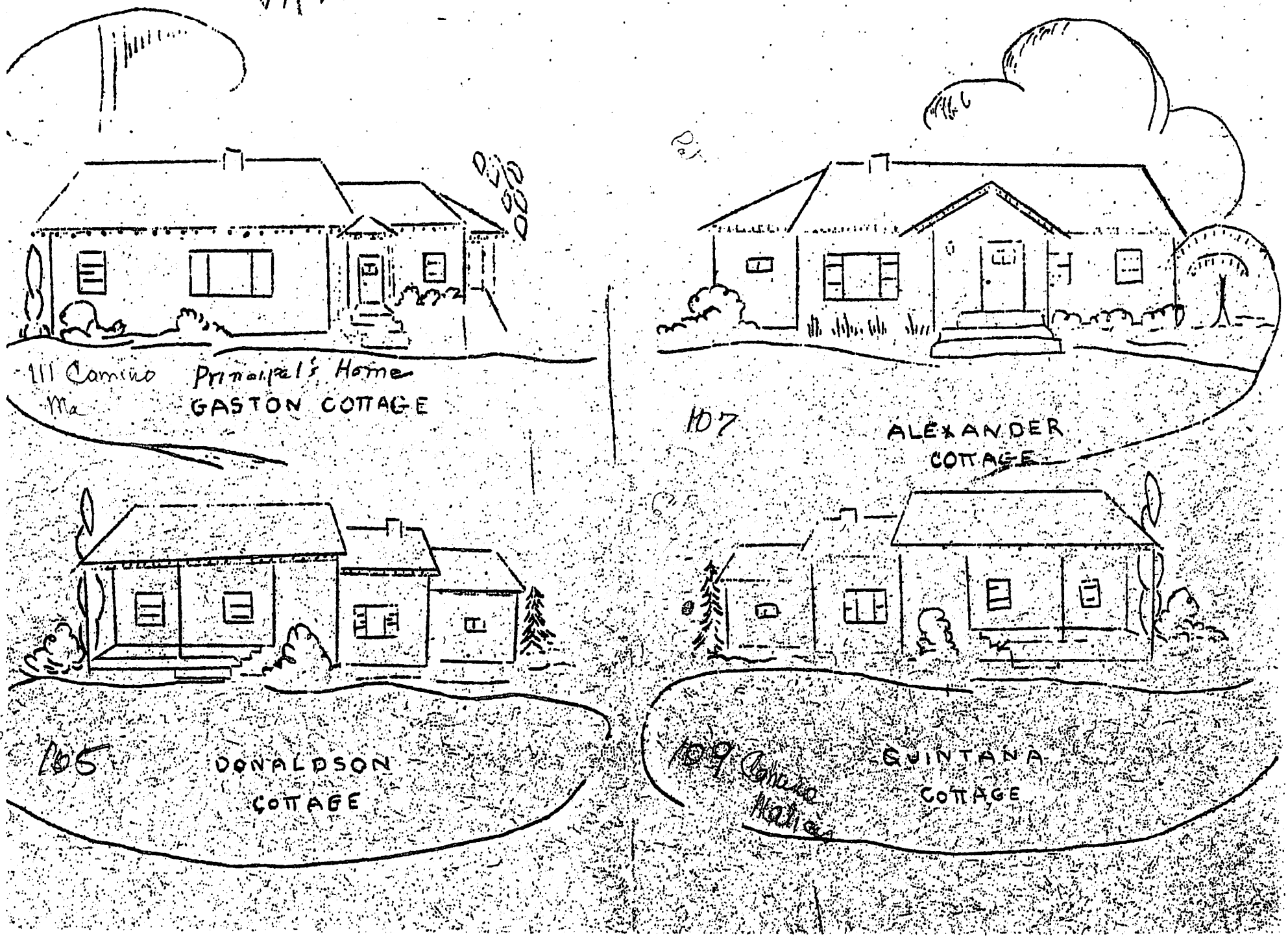
1956 Residence for women staff members erected at a cost of approximately $28.000 (Building-$24,000, equipment--$4,000), $23,000 from 1954 Women's Opportunity Giving and $5,000 from sale of Forsythe property proceeds. Named Auburn Cottage to recognize the group in Auburn, N. Y. ~~to whom Mrs.~~ Alexander wrote in 1867 of conditions in Santa Fe, and who responded by forming the Santa Fe Mission Association and raising the money for salary for the first teacher.

Still there in 1959 & made into 3 apartments

Miss Martha Smith--acting principal during Mr. O. T. Granger's absence because of illness.

1957 January--Martha Smith appointed executive on death of O. T. Granger

All Dedicated March 1950



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:
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693289, -105.935797



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing north.

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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?

). 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 first resident identified with the house during the Plaza del Monte period is Adin B. Brooks, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 9	107 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Metal	2/2	6
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*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	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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: Post-1969; change of back door opening and enclosure; photograph, aerial imagery and material and visual evidence.
2 Date: Unknown; replaced garage door; 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: No style – side-gable vernacular form

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 9	2. Location: 107 Camino Matias *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

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. It includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 107 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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

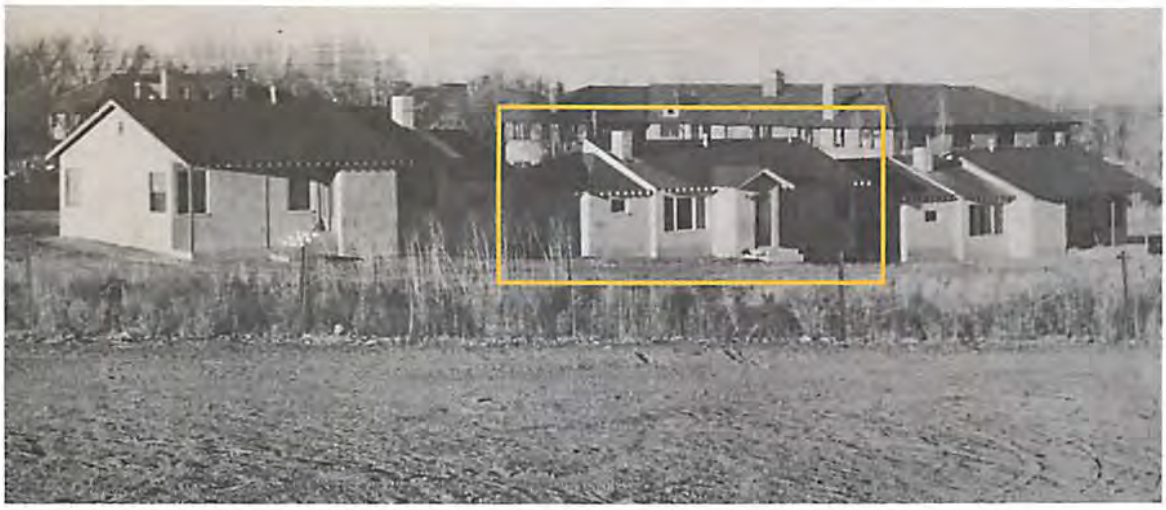


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 9	2. Location: 107 Camino Matias *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 2: Street and east elevations, 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	
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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: Street west elevations, 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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 9	2. Location: 107 Camino Matias *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: North elevation, facing south.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693343, -105.936001



10. Photo Information Negative: John Murphey View of: Front, south elevation, facing northwest.

11. Brief Description of the Property:

This small house is one of three units constructed in 1950 for married staff employed by the Allison-James School. Arranged in a terrace-like fashion, each unit is a rectangular plan, side-gabled dwelling with an attached garage. The house has a telescoping roof form. The roof extends over the walls on the north and south elevations to form small porches. The front (south) façade reveals an altered composition. At some point after 1960, a 131-square-foot addition was appended to the southwest corner creating a sunroom. The dwelling is fenestrated with a mix of original and non-historic windows and doors. The windows are mostly double-hung sash. They are terminated with stuccoed concrete sills. Views from the house are oriented north toward the commons area. The north elevation contains a large picture window flanked by casements. Public entry is through an original ½-glass wood door on the south elevation. The garage door is a recent vinyl paneled unit. The roof is covered with three-tab asphalt shingles. Wood fascia has been applied to the north and south roof ends, obscuring (or removing) the original exposed rafters. A short stuccoed chimney rises from the north roof slope. The approximately 1,141-square-foot house contains two bedrooms.

12. Who uses the property? Residence

13. Construction Date: 1950
_x_Known _x_ Source: Allison-James School publication and aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled building, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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 first resident identified with the house during the Plaza del Monte period is Chester E. Wittier, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ 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: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 8	109 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Metal	2/2	8
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1
Sliding	Metal	1-1	1

*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	½ -Glass	Wood	2
Overhead	Sectional	Vinyl	1

12. Chimneys
One, stucco-clad, north exposure

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: Pre-1966; introduction of projection across front, south, façade; aerial photographs.
#3 Date: Unknown; replaced garage door; 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: No style – side-gable vernacular form

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: CPI 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 8	2. Location: 109 Camino Matias *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

Evaluation of Historical Status

Erected as a teacherage residence, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. This includes non-conforming elements, such corner windows and cantilevered canopies over entries, which do not meet the ordinance standards. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 109 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 8	2. Location: 109 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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 8	2. Location: 109 Camino Matias *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



Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: CPI 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 8	2. Location: 109 Camino Matias *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: Street and east elevations, 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: CPI 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 8	2. Location: 109 Camino Matias *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: Street and west elevations, 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	
1. Name of property: Plaza del Monte	2. Location: 109 Camino Matias *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: North elevation, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte Residence 6	111 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:

35.693391, -105.936212



10. Photo Information Negative: John Murphey View of: Front, west elevation, facing northeast

11. Brief Description of the Property:

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

12. Who uses the property? Residence

13. Construction Date: Pre-1960; moved to site c.1960; portal and carport added c.1966
_x_Known _x_ Source: aerial photographs

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled buildings, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

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 first resident identified with the house during the Plaza del Monte period is Daniel O. Shoop, who is listed as a tenant in the 1966 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 6	111 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe
		5. Date of Survey: January 18, 2018

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: 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**
Double-Hung	Metal	2/2	11
Fixed	Metal/Wood	Singled flanked by 2/2 DH	1

*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 Panel	Wood	1
Single-Leaf	Flush	Wood	1
Double	Carport Storage	Wood	2

12. Chimneys
One, stucco-clad, north 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: Pre-1960; house moved to site; primary source material and aerial photograph.
#2 Date: Pre-1966; introduction of portal and carport; layout plan and aerial photograph.
#3 Date: Pre-1966 (assumed); introduction of metal windows; visual and material 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: No style – side-gable vernacular form

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 6	2. Location: 111 Camino Matias *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

Evaluation of Historical Status

Moved to this location before 1960, and modified in the mid-1960s with the addition of the portal and carport, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historical character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 111 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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: *Please complete HCPI FORM 1 before completing FORM 2*		
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 111 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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* CPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 6	2. Location: 111 Camino Matias *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: East elevation, 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 6	2. Location: 111 Camino Matias *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: North and west elevations, facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe

5. Property Type:
_1_ Buildings:
__ 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:
35.693448, -105.936542



10. Photo Information Negative: John Murphey View of: Front, east elevation, facing northwest

11. Brief Description of the Property:

The vernacular, two-unit residence was erected before 1957, and modified nearly 30 years later with the addition of a cross gable entry. The combined residence is aligned along a north-south axis on the west side of Camino Matias. In plan, it is a side-gabled rectangle with a cross gable appended to its northeast corner. The north unit (120) holds about 1,256 square-feet, with three bedrooms. A window wall spanning the northeast corner signals its contemporary design. The north elevation under the gable is marred by a c.1984 shed-roof structure enclosing the furnace and water heater. The front façade faces east and is dominated by the non-historic cross gable entry. A recessed entry at the south end leads to 116. The interior, encompassing approximately 939 square feet, is arranged like an apartment. A similar non-historic stuccoed enclosure around the furnace and water heater is attached to the south elevation. The rear (west) elevation of the combined units faces onto a common area. A continuous overhang characterizes this façade. It is penetrated with three sliding glass doors and a mixture of fixed and sliding windows of different sizes. The roof is sheathed with rib metal panels. It unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Philippe Register's shop.

12. Who uses the property? Residence

13. Construction Date: pre-1958, with alterations and cross-gable entry added on front façade in c.1984
_x_Known _x_ Source: aerial photograph

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

15. Relationship to Surroundings: __ Similar _x_ Dissimilar

Comments: Vernacular, gabled buildings, dissimilar to the Contemporary and Spanish-Pueblo Revival housing of Plaza del Monte

HCPI Base Form (FORM 1)

(Continued from other side)

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



North ⬆ Box Indicates Post-1968 Addition

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 first residents identified with the house during the Plaza del Monte period are Margaret D. Becker (116) and Minnie C. Wither (120). Both are identified as tenants in the 1966 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 _x_ Non-contributing __ 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***
CPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID #: Plaza del Monte Inventory
Plaza del Monte Residence 7	116/120 Camino Matias *Downtown and Eastside Historic District*	4. County: Santa Fe 5. Date of Survey: January 18, 2018

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: 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	Aluminum	8-8	2
Sliding	Aluminum	1-1	8
Fixed	Wood	Single	1

*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	Flush	Wood	4
Single	Full-Glass	Wood	1
Sliding	Patio	Aluminum	3

12. Chimneys
N/A

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Pre-1966; introduction of modern fenestration; material and visual evidence.
#2 Date: c.1984; introduction of cross-gable entry across front, east, façade; drawings, aerial photographs 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: No style – side-gable vernacular form with Ranch style elements

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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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

Evaluation of Historical Status

Erected before 1958, and modified in the mid-1980s with a cross-gable entry and small additions, the house does not harmonize or contribute to the aesthetic of Plaza del Monte or the historic character of the district. Additionally, its historical association lies with the Allison-James School, which was demolished in 1960. For these reasons, the recommendation is to maintain the status of 116/120 Camino Matias as a Noncontributing Structure to the Downtown and Eastside Historic 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

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1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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



Figure 1: May 2, 1966 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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



Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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HCPI No._____ District No._____ __NRHP __SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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: Street and north elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
1. Name of property: Plaza del Monte Residence 7	2. Location: 116/120 Camino Matias *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: South elevation, 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: CPI 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 7	2. Location: 116/120 Camino Matias *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: West elevation, facing northeast.

City of Santa Fe, New Mexico

memo

DATE: **March 26, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Ramón J. Sarason, Senior Planner, Historic Preservation Division**

2024-007940-HDRB. 1030 ½ Houghton St. Don Gaspar Area Historic District. Non-contributing. Jeffery Seres, agent for Francesca Banci, owner, requests status review and primary façade designations.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**:

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Special Inspection Report attached.

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

1030 ½ Houghton St. is located behind 1030 Houghton St., on the west side of West Houghton Street in the Don Gaspar Area Historic District. The structure is currently has a historic status of "Non-Contributing." The structures at 1030 Houghton Street and 1030 ½ Houghton St. were once a single parcel which has now been split. The current property owner owns both lots. 1030 ½ Houghton St., the small, rectangular subject parcel includes the house and an adjacent storage building. The southern portion of the house is partially visible from the street, approximately 60' west of its centerline. The building is made of adobe and finished with a recent cementitious

stucco painted in pink. It is vernacular in construction and appearance. Estimated date of construction 1949-50.
The applicant requests a historic status review and primary façade designations to inform future renovations.

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.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(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 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)

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: February 8, 2024

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

1. Name of property: **Willie Romero House**	**2. Location:** **1030½ West Houghton Street** **Don Gaspar Area Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-24091** **4. County: Santa Fe** **Parcel # 12305792**

5. Property Type:
_x Buildings: house and storage bldg.
_ Structures:
_ Site __ Object

6. Date of Survey:
January 14, 2024

7. Previous Survey Date(s):
_x_Yes: June 1995
_ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.675226,-105.9473371



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of east elevation, facing east. January 14, 2024.

11. Brief Description of the Property:

The house sits behind the Alberto and Anastacia Rodriguez de Romero home (1030) at the bottom of West Houghton Street in the Don Gaspar Area Historic District and is designated Non-Contributing. While close (15' distance) to the older home and historically connected to that dwelling, it sits on its own parcel. The current property owner owns both lots. The small, rectangular subject parcel includes the house and an adjacent storage building. The southern portion of the house is partially visible from the street, approximately 60' west of its centerline (Photo 2).

Continued on Page 5.

12. Who uses the property? Not in use

13. Construction Date:
Date: c.1949-50
_ _Known _x_ Estimated Source: deeds, city directories, census, family accounts

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
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: Francesca Banci

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

Romero family members

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 x_ No Status: Storage Building
Per City of Santa Fe official designation map

If 'yes', what is the name of the district? __ State __ National _x_ City of Santa Fe:
Don Gaspar 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-24091
Willie Romero House	1030½ West Houghton Street Don Gaspar Area Historic District Santa Fe	4. County: Santa Fe
		5. Date of Survey: January 14, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

_x_Adobe __ Brick __ Composition _x_ Concrete: Block

__ Concrete: Cast Stone __Concrete: Poured __ Earth Plaster _x_ 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:

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: _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: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __ Metal: Corrugated
__ Metal: Standing Seam __ Metal: V- Crimp
__ Tile: Terra Cotta __ Wood: Shingle
Other:

10. Window Types: House and Storage Building

Operation	Material	Glazing	Number
Casement	Steel	3-3	2
Combination	Steel	3C-1F-3C	1
Combination	Steel	3C-3F-3C	4
Combination	Steel	3C-6F-3C	1
Barn Sash	Wood	6	1
Sliding	Aluminum	1-1	1

11. Door Types: House and Storage Building

Type	Style	Material	Number
Single-Leaf	½-Glass/ 4-Panel	Wood	2
Single-Leaf	5-Panel	Wood	2
Single-Leaf	?	?	1

12. Chimneys _x_ N/A

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: Recent; replacement of bathroom window at house; material evidence
#2 Date: Post-1969; additions made to east end of original storage building; aerial photographs

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

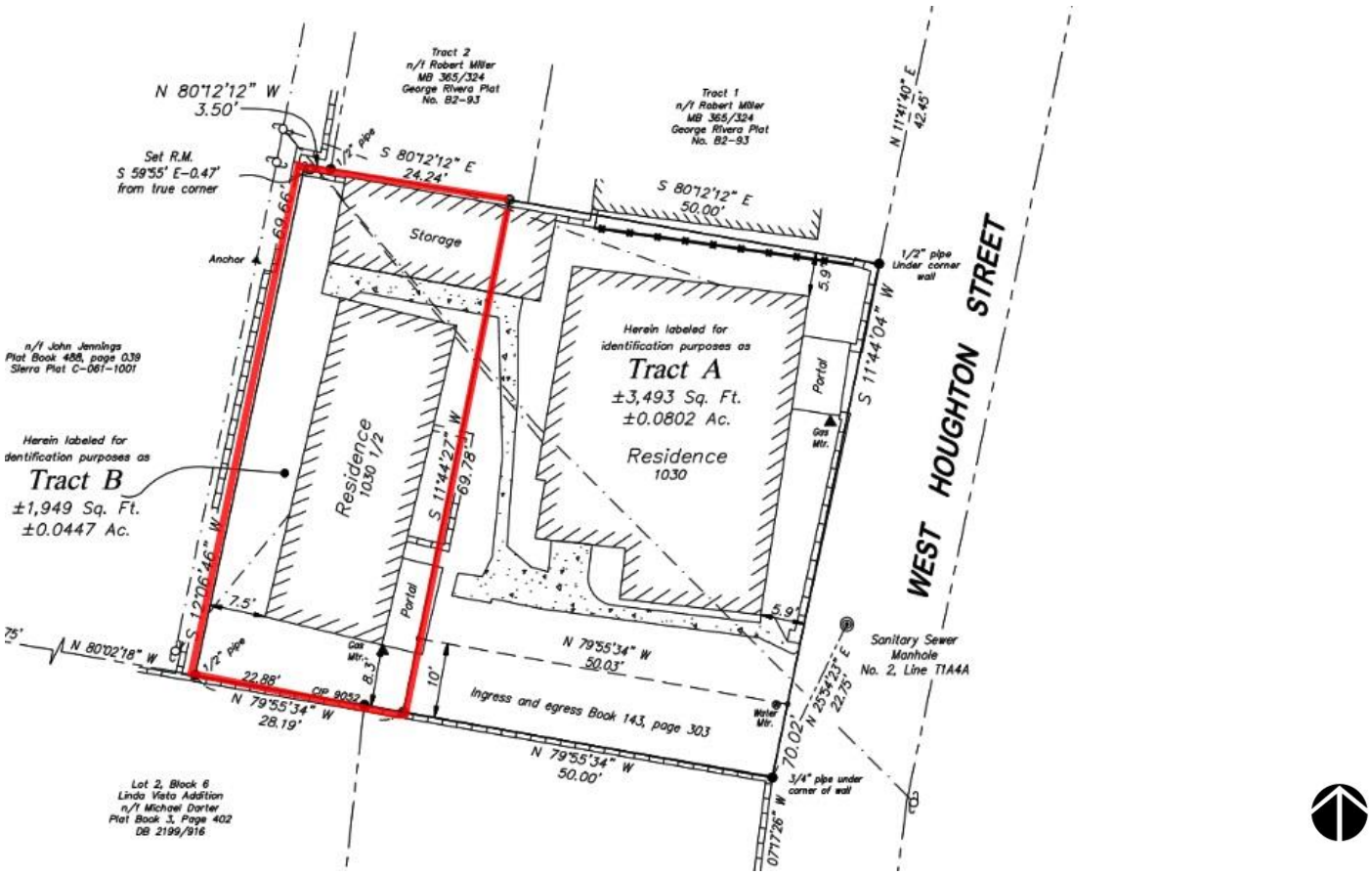
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Courtesy Seres Architecture LLC.



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Architectural Description Continued

House

The Willie Romero House is arranged on a north-south axis as a rectangle. The roughly 18' x 43' adobe holds a living room, bedroom, kitchen, and bathroom. These are arranged in a one-room deep plan, similar to a railroad flat. The building is made of adobe and finished with a recent cementitious stucco painted in pink. It is vernacular in construction and appearance.

East (Main) Façade

The east elevation faces the driveway with a porch that is of a different height (Photo 3). Panels of wrought-iron balustrade hold the 66-square-foot structure. Its floor is concrete; the ceiling is finished with stucco (Photo 4).

Historically, the porch wall had a Perma-Stone-like treatment (Fig. 1). Before the recent sale, this feature was covered in stucco, resulting in the window now having a pronounced stucco enframement that wasn't there previously.

The wall holds the main entry and a window looking into the living room. The window is a standard steel combination unit with 3-light crank-out casements framing a fixed light center panel. These units are used across the house, except at the bathroom. The windows sit deep in the wall with angled reveals. Most have block headers. A steel security gate obscures the adjacent door.

The elevation moves northward with another steel combination window at the bedroom (Photo 5), followed by a newer aluminum sliding unit at the bathroom and a steel window daylighting the kitchen (Photo 6).

North

The north side of the building creates a narrow passage between the dwelling and the storage building (Photo 7). The primarily solid wall has an opening near the center holding a door. The ½-light wood panel door leads to the kitchen and appears original.

(Photo 8). A three-angle piece of galvanized metal shelters the opening. The rustic canopy postdates the 1995 survey.

West

The west elevation, looking upon a block wall, is the utilitarian side of the home. The roof drains over this side through three galvanized gutters; electrical and gas lines run along its base (Photos 9). The elevation contains one window — a steel combination unit at the kitchen.

South

This elevation works as the south living room wall and contains one window. Like the others, it is a standard steel combination unit topped with a wood block lintel (Photo 10). While most of the building has crisp lines, there is a lumpy quality to this elevation and the southwest corner, characteristic of adobe construction (Photo 11).

Storage Building

North of the dwelling stands a block building which has been for storage and, potentially, substandard housing (Photo 12). The origin of the structure is unclear, but the west half appears on a 1958 aerial (Fig. 5). The building is made of three pieces, enclosing roughly 360 square feet. The eastern end extends into the adjacent property and was built after 1969 (Fig. 6).

The structure faces south onto the home with a façade of multiple doors. The older west section has two steel casement windows bracketing a wood door. Like across the house, the windows are standard units of steel sash with exterior hinges and are opened by a rotary handle. They are topped with larger blocks than found on the home. The door, a ½-light and panel unit, mirrors the home's north entry. The lower portion of the wall has a Perma-Stone-like finish. Contrasting with the material across the porch, it was made to look like multi-colored bricks.

The building steps down to the east with a narrow, lower volume. This space has a single five-panel wood door perforated with holes, signaling the space may have worked as an outdoor pantry. The roof steps up again to the final piece: another rectangular room

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with a five-panel door. The west end of the building has a combination steel window (Photo 13); the east has a 6-light barn sash (Photo 14).

Historical Overview

While there is countervailing information on the home's origin, family memory holds that it was built in the late 1940s by Willie Romero after he returned from the war, perhaps with the help of his brother (see Appendix). The 1995 survey guessed that it had been built in 1932 by Willie Romero, who would have been only ten years old.

The subject dwelling ties historically to the home fronting West Houghton Street. This was the home of Willie's parents, Alberto and Anastacia Romero. The Romeros acquired the 1030 West Houghton property around 1917 from the heirs of Encarnación Lujan. It was historically part of the Mesita de Juana Lopez grant.[1]

The area that would hold the lower half of West Houghton was not touched in the late 19th century during a mini land rush south of the new capitol. Eastern investors, including the street's namesake, poured into Santa Fe, acquiring vast tracts south of the river that were platted as grid-iron additions.

To the north and northwest lay Allen's (originally Allan) Highland Addition, to the northeast, the Buena Vista Addition, and to the south, Houghton's estate (Fig. 2). John D. Allan, a Canadian-born investor and Chicago resident, platted the eponymous subdivision. Buena Vista was created by Atchison, Topeka, and Santa Railway stockholders, including George W. Morse of New York and William S. Houghton of Boston.[2] Born in 1816 in Boxboro, Massachusetts, William Stevens Houghton came from a prominent family and made his own fortune in the wholesale boot and shoe business.[3]

Perhaps too far south and complicated by a meandering acequia, the area that would become West Houghton was never formally platted, resulting in its idiosyncratic

[1] Marie Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe* (Albuquerque: University of New Mexico Press, 2007), 4.
[2] John W. Murphey, "Building the South Capital Neighborhood" [area context], Draft, (20220, 5-6.
[3] This contradicts with the often-mentioned misnomer that Houghton Street is named after Joab Houghton, the New Mexico supreme court judge of the 1840s.

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development pattern. It began when Benito Ortiz laid out the street pattern and erected several houses.[4] Alberto and Anastacia's home, built around 1918, anchored the end of future West Houghton.

As Marie Romero Cash, the granddaughter of Alberto and Anastacia and the niece of Willie, wrote, it became a "neighborhood of Spanish families, many of whom were related by degrees and most of whom had been born in the neighborhood."[5] In this way, it differed both in development and population from the adjacent Allen addition (Don Cubero Avenue), which was populated with mainly Anglos living in custom-built, Pueblo Revival-styled modern homes (Fig. 3).

Willie Romero

Willie Romero arrived in the neighborhood in the 1920s. He was born on August 27, 1922, as William R. Romero. Despite his parents' intentions, he quickly took to the name Willie (sometimes spelled Willy).

The 1930 census, the first to record him, showed him living in his front house with his parents, Alberto and Anastacia. He was seven at the time and the second youngest of five siblings, ranging in age from four to 19.[6] He attended school while his father worked as a laborer, "doing odd jobs." His older sister, Manuelita, 16, was a servant in a private home; his brother Emilio, 19, worked for the highway department. The house and land were valued at $500. A decade later, the following census still had Willie living at home with his parents in the house fronting West Houghton.[7]

Out of high school, he worked as a delivery boy for Zook's Pharmacy on the Plaza. He roared around town on a motorcycle — one picture shows him on a Harley-Davidson (Fig. 4). In 1941, he crashed his motorcycle into a car, breaking his left leg. Hanging on to

[4] Romero Cash, *Tortilla Chronicles: Growing Up in Santa Fe*, 4.
[5] Ibid.
[6] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 11B; Enumeration District: 0009; FHL microfilm: 2341134.
[7] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 16A; Enumeration District: 25-9B.

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him were three friends, who were also injured. The driver of the car was the only person cited for his reckless behavior.[8]

Like many young men of his generation, Romero served during World War II. He registered for the draft on June 30, 1942. His draft card indicated he had no job and that his left leg had been broken below the knee.[9] These facts were likely intertwined. Regardless of past injury, the Army took Willie, sending him to Fort Benning in Georgia. There, he was promoted to first-class private, serving in the military until September 1943, when he was honorably discharged.[10]

What became of Willie immediately after the war is unclear, as he does not appear in Santa Fe public records. He eventually married a local girl, Maria (Mary), who had two children from a previous marriage. Family memory recalls that it was around the late 1940s that he built the small home behind his parent's house.

Willie acquired the land not from his father but from the Ortiz family who lived west of Don Cubero Avenue. This transaction was formalized on January 14, 1947, with a deed between Miguel and Marina Ortiz and Willie Romero.[11]

Neither Willie Romero nor the house appears in the 1949 city directory. Romero, however, is recorded in the 1950 census as living at a home at 1032 West Houghton. Later city directories identify it as the "rear" house behind 1030 West Manhattan.[12] These findings are important as they demonstrate the house was likely not completed until 1950.

Willie lived in this newly built home with his wife, Mary, and her son, Delfino. Mary worked at La Fonda as a waitress, while Willie appears not to have had a job, at least not

[8] "Youth Suffers Broken Leg," *Santa Fe New Mexican*, June 5, 1941, 1.
[9] National Archives at St. Louis; St. Louis, Missouri; WWII Draft Registration Cards For New Mexico, 10/16/1940-03/31/1947; Record Group: Records of the Selective Service System, 147; Box: 105.
[10] "Briefs," *Santa Fe New Mexican*, April 12, 1943, 2.
[11] Warranty Deed, Miguel S. and Marina R. Ortiz, to Willie Romero, recorded February 25, 1947, Book 33/Page 29, Instrument # 1947084487.
[12] 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: 76; Enumeration District: 26-28.

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one that would appear in a city directory.[13] His niece, Marie Cash Romero, recalled he was more of a handyman.[14]

He did have musical talent, playing guitar and singing, and assembled a traditional band where his niece was mustered to play the accordion.[15] The band played at parties, weddings, and other small events "all over" Santa Fe.[16]

Deeds show Willie and Mary's house going back and forth in ownership in the 1950s. Willie's younger brother, Rudolfo (Rudy), who worked with sheet metal, used his parent's house as collateral to build homes. Willie would also deed his home to his brother to get out of a financial pinch.[17] Years later, Willie's home would end up being owned by one of Rudy's children.

Mary died in 1968, and from then on, Willie lived in the house as a bachelor.[18] He died in 2007, after living 85 years. His obituary stated, "he liked to be the story teller, embracing [the family] with memories of a Santa Fe of long ago."[19]

After his death, the property went to one of his brother's children, who rented out Willie's home. It was leased to a woman living on a fixed income for fourteen years until she moved in February 2023 to senior subsidized housing south of Alta Vista Street. According to the current owner, it was overrun by mice before when she acquired the property in February 2021.[20]

[13] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1949 (El Paso: Hudspeth Directory Company, 1951), 309. Review of Santa Fe city directories, 1950-1960. At different times in the late 1950s, Willie is not recorded in the directories, while Mary continues live at the house.
[14] Marie Romero Cash, telephone call with John W. Murphey, December 14, 2023.
[15] Ibid.
[16] E. J. Martinez, telephone call with John W. Murphey, December 14, 2023.
[17] Romero Cash, telephone call with John W. Murphey.
[18] Martinez, telephone call with John W. Murphey.
[19] "Willie Romero," *Santa Fe New Mexican*, September 16, 2007, C-2.
[20] Francesca Banci, telephone call with John W. Murphey, December 13, 2023.

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

Constructed around 1950, the Willie Romero house is a vernacular building tucked behind a much older home which is a better example of the Spanish-Pueblo Revival style and traditional construction. While the subject dwelling has maintained its overall footprint since 1958 and retains most of its original windows, it does not particularly contribute to the primary home's setting or the West Houghton streetscape. For this reason, the recommendation is to maintain a Noncontributing status.

The Storage Building is of rougher construction, with only its west portion predating 1958. Part of its east section has already been approved for demolition by the HDRB.[21] Therefore, the recommendation is to designate the portion in the subject parcel as Noncontributing.

[21] Angela Bordegaray, City of Santa Fe, Board Action Letter, Case# 2022-005830, September 28, 2022.

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Appendix

Family Memory and a Burro Barn

Several members of the Romero family who grew up on the street were interviewed about the origin of Willie Romero's house. They all recalled — or assumed — that it was built in the late 1940s after Willie Romero returned from the war. One story floating around was that the house was assembled from a burro shed. Of the family members interviewed, only Terry Lockhart (Teresa Romero), 83, who grew up across the street, distinctly recalled a barn or shed somewhere on the greater property. E. J. Martinez, 86, who grew up north of Willie Romero's house, remembered a shed that was possibly on the Miguel Ortiz property (which stood to the west and is now addressed 1015 Don Cubero Avenue). This *could* be the north-south structure seen on a 1935 aerial (Fig. 3). All recalled that the lot on Don Cubero was an open field used by the family for play and passage. They also agreed that Willie, possibly with the help of family members, built the current structure — and it did not incorporate a burro shed.[22]

[22] Marie Romero Cash, telephone call with John W. Murphey; E. J. Martinez, telephone call with John W. Murphey; Terry Lockhart, telephone call with John W. Murphey, December 17, 2023.

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: **Willie Romero House**	**2. Location:** **1030½ West Houghton Street** **Don Gaspar Area Historic District** **Santa Fe**	**3. Local Reference Number:** **Santa Fe ID: H-24091**
		4. County: Santa Fe
		5. Date of Survey: January 14, 2024

Illustrations



Figure 1: Photo from 1995 HBI survey.
Courtesy NMCRIS.

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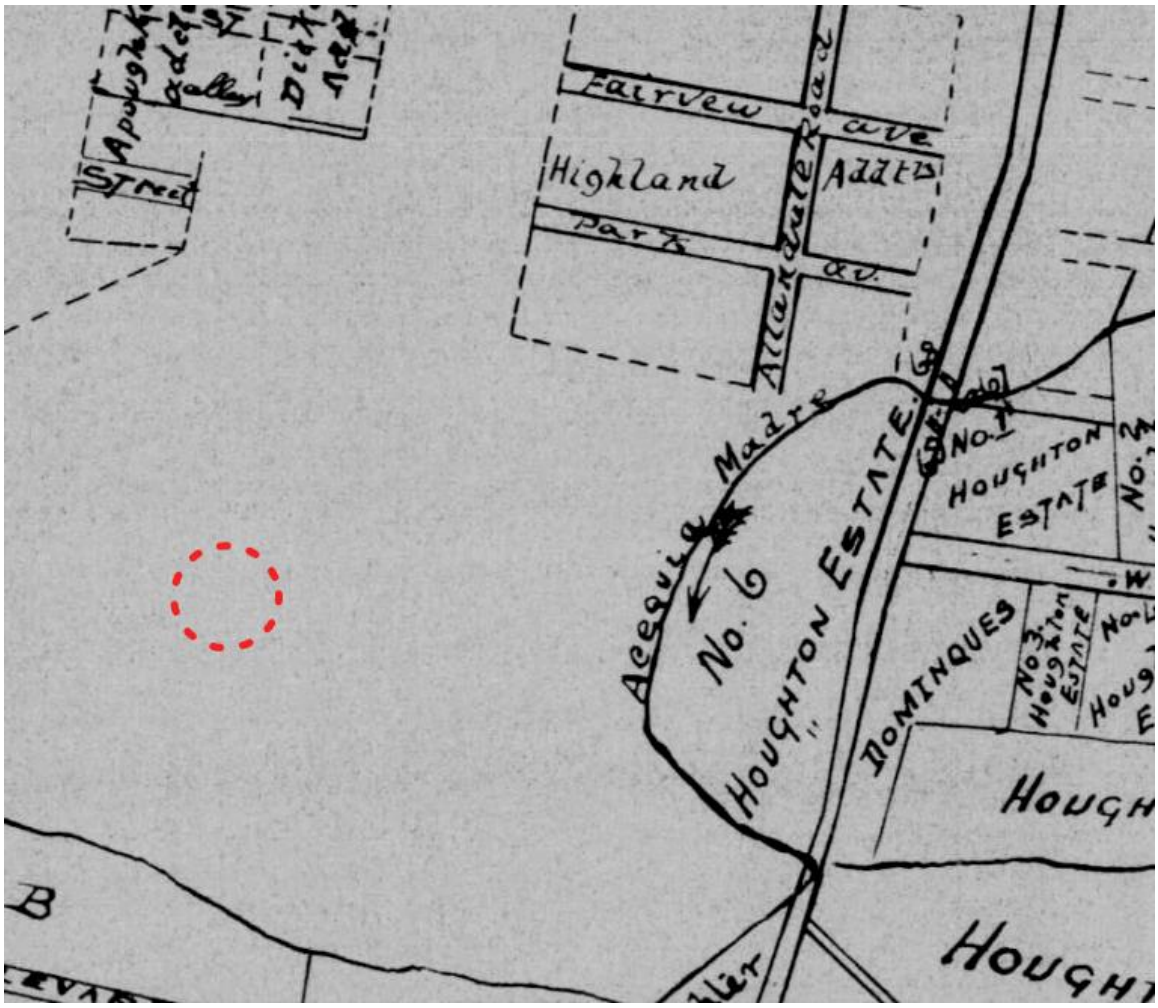

Figure 2: William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98. Rough approximation of future subject property.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Figure 3: 1935 aerial photograph overlaid contemporary aerial.
North-south oriented building roughly in the area of the greater Romero property.

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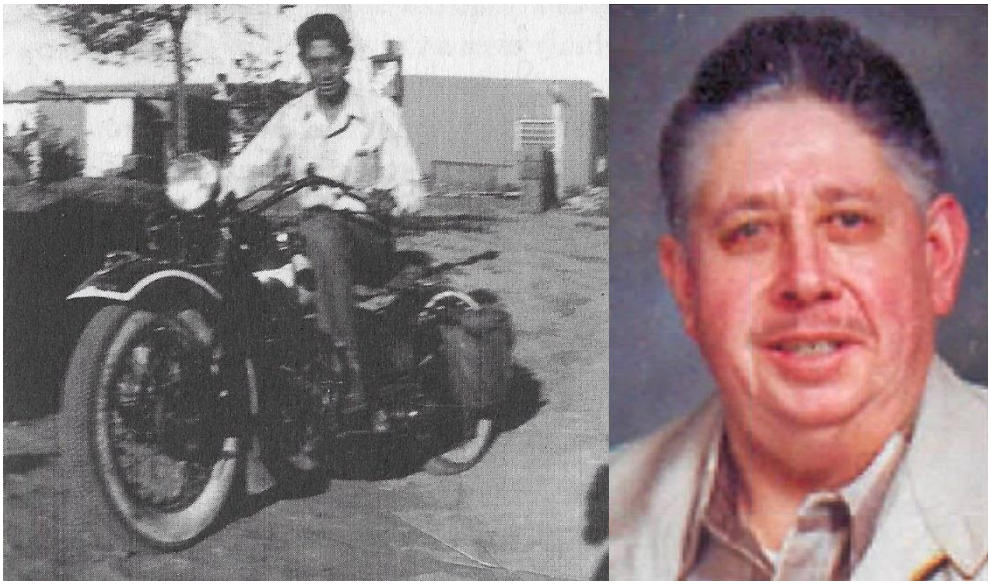

Figure 4: Willie Romero (1922-2007).
Left, c. 1940s image of Willie on a Harley-Davidson; right, undated photo.
Courtesy Marie Romero Cash and Romero family.

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

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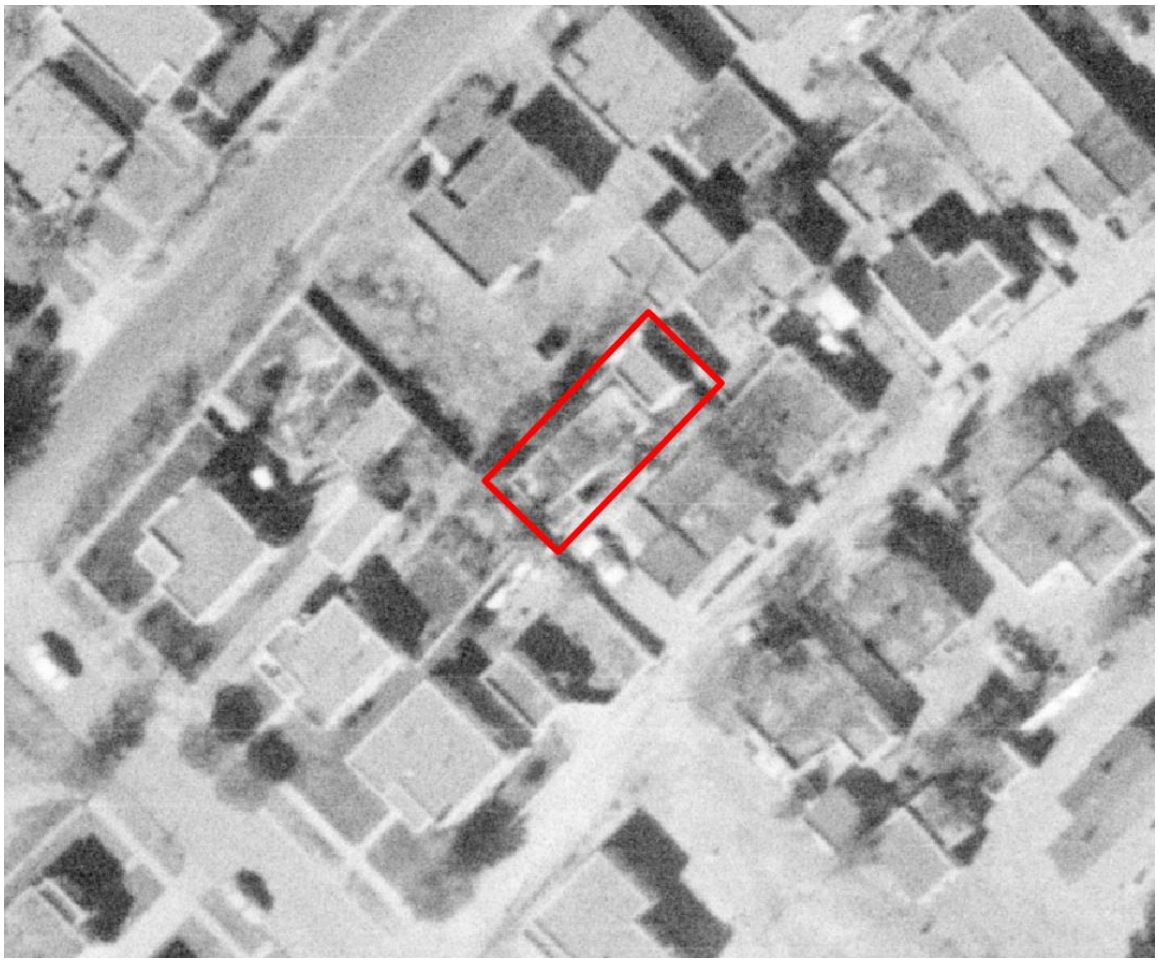

Figure 5: November 10, 1958, aerial photograph.
Note shorter length of storage building.

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Figure 6: February 27, 1969, aerial photograph.
Note shorter length of storage building.

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Survey Photographs

(All images taken by Giulia Caporuscio on January 14, 2024, unless otherwise noted)

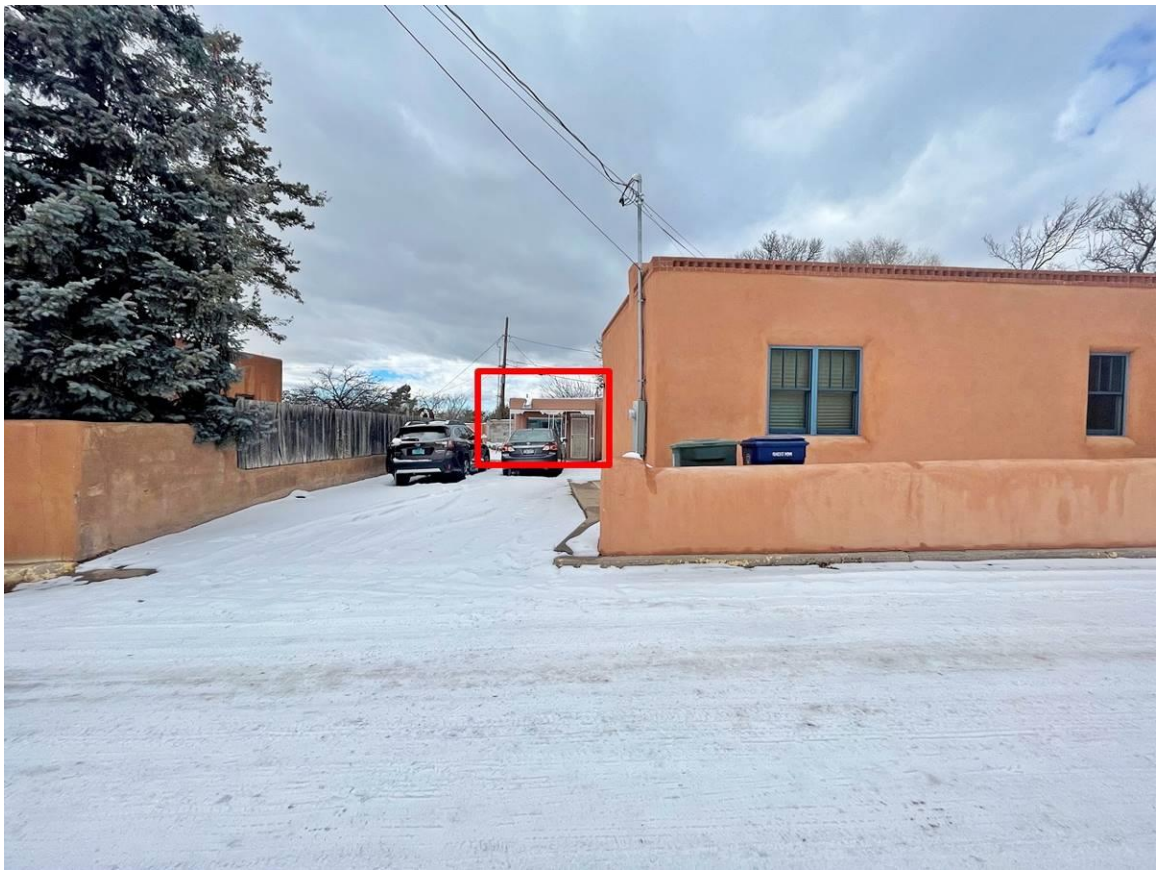

Photo 2: View from street. Subject house highlighted. Camera facing west.

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Photo 3: House. South and east elevations. Camera facing northwest.

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Photo 4: East elevation, porch. Camera facing west.

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Photo 5: East elevation, bedroom window. Camera facing west.

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Photo 6: East elevation. Camera facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 7: East and north elevations. Camera facing southwest.

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

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Photo 8: North elevation, entry. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 9: North and west elevations. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 10: South elevation. Camera facing north.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 11: West and south elevations. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 12: Storage Building. South elevation facing northwest. Right portion of building located in adjacent parcel.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 13: West and south elevations. Camera facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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Photo 14: East elevation. Camera facing northwest.

February 20, 2024

Members of the Historic Districts Review Board

City of Santa Fe

200 Lincoln Ave.

Santa Fe, N.M.

RE: 1030 ½ W. Houghton St. – Status Review

Dear Board Members,

On behalf of the property owner, Francesca Banci, we are pleased to submit the attached HCPI prepared by John Murphey, dated Feb. 8, 2024, and existing drawings of the property. We agree with the findings and recommendations included in the HCPI and request the residence and storage building at 1030 ½ W. Houghton St. remain Non-Contributing.

Thank you for your consideration of this request.

Regards,

Jeffrey J. Seres AIA
Seres architecture

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **3/12/2024**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
1030 ½ W Houghton Street

BACKGROUND & SUMMARY

An inspection was performed on Feb 15th, 2024, at the above-mentioned address. The walls are constructed of adobe and cement plaster, front windows are metal framing the wood headers are exposed to the exterior and has severe rot deterioration, the roof is constructed wood framing, interior ceilings height is very low, interior of residence has a rodent infestation and is currently uninhabitable due to environmental issues. Electrical and mechanical equipment is outdated and has passed their life expectancy and needs to be updated to current code requirements.

The overall condition of the structure is in poor condition.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

City of Santa Fe, New Mexico

memo

DATE: **March 26, 2024**

TO: **Historic Districts Review Board Members**

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

2024-007941-HDRB. 1239 Cerro Gordo Rd. Downtown and Eastside Historic District. Non-contributing. Käthe Steck, owner, requests a status review with primary façade(s) designation.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

___ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

___ Elevations

__x__ Photographs

____ Other:

STAFF RECOMMENDATION:

Staff recommends the historic status of the structure be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND & SUMMARY:

1239 Cerro Gordo Road is a single-family residence listed as non-contributing to the Downtown and Eastside Historic District. The structure was constructed in the mid to late 1970s on a 0.18-acre lot and is 1,649-square feet. The house is built in the Pueblo Revival style and constructed from wood frame and with a flat square roof. The exterior of the building has rounded fenestrations throughout the building's facades. The structure has divided lite windows with the divides in "white" and "adobe brown" cementitious stucco. Given that the structure underwent

extensive renovations in the early 2000s, the historic footprint of the home is no longer legible. Staff recommends the historic status of the structure remain non-contributing.

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.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

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

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

H1357

Building threatened: yes	surveyed date 6-7-83 by mb	county Santa Fe	ID no. 051600620
field map Santa Fe, New Mexico	number 1	UTM reference zone 12 13 easting	northing

location description: 1239 Cerro Gordo

city/town: Santa Fe

~~land grant/reservation~~

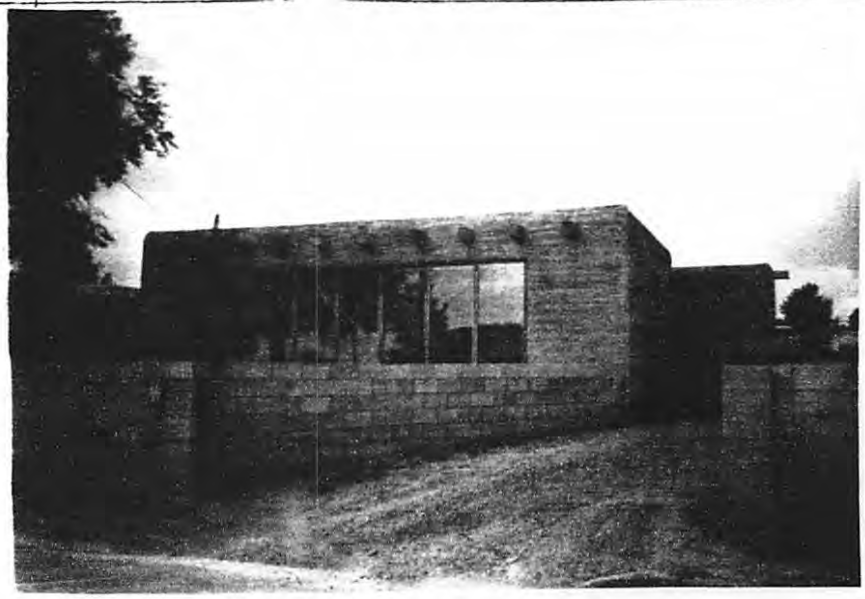
building name:

legal description: tnsp 17 N ☒ range 10 E ☒ sec 19 SE ¼ SE ¼

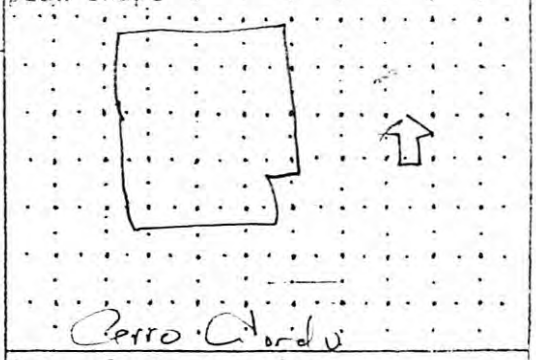
film roll by m no. 28

negative nos. 3

loc. of neg. HPB



plan shape



date of construction: Postwar estimate ____ actual

source: Directory

use
present: residential
other ____
historic: residential
other ____

condition
__ excellent X good
__ fair __ deteriorating

style: Solar Adobe

foundation material

wall material/surface

degree of remodeling
X minor X moderate __ major

describe: Addtn to S

architectural features

surroundings: Res

relationship to surroundings
X similar __ not similar

district potential
__ yes X no

significance
__ eligible __ of ✓ none
interest

if eligible, why?

comments
wall
hedge
wire fence
[illegible]
landscape
street trees
stone curb
[illegible]
acequia

Streetscape

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: February 25, 2024 - FX

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-1357
Gonzales Property – Alfred and Diann Gonzales House	1239 Cerro Gordo Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe Parcel # 10941320

5. Property Type:
_x Buildings: 3
_x_Structures: walls
__ Site __ Object

6. Date of Survey:
February 17, 2024

7. Previous Survey Date(s):
_x_Yes: June 7, 1983
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6830086,-105.9150849



10. Photo Information: Giulia Caporuscio, photographer. Photo 1: View of front façade from Cerro Gordo Road. Camera facing Northwest.

11. Brief Description of the Property:

Constructed during the Ford administration and gussied up to its current Pueblo Revival appearance soon after the United States invaded Iraq, 1239 Cerro Road is a thoroughly non-historic building that gives the impression of antiquity. The frame-on-slab structure sits north of Cerro Gordo Road, surrounded by formerly Gonzales family-associated land on the north, east, and west. It rests on a slight rise, overlooking the road and the Santa Fe River valley (Photo 1). The lot was cut out from the slope and is mostly level and covered with gravel. There are a few mature ornamental pines, but landscaping is minimal. The 0.18-acre parcel includes the house, an equally non-historic garage, and a connected carport/workshop.

Continued on Page 5.

12. Who uses the property? Residence

13. Construction Date:
Date: Circa 1974-1978
__Known _x_ Estimated Source: aerial photographs, city directories and newspaper accounts, family memory

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
w/ Giulia Caporuscio

For: Current owner: Käthe Steck and Brian Taylor

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

Current owner: Käthe Steck and Brian Taylor

Rosemary Gonzales, neighbor and relative

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 th**ink 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 _x_ No Status: garage, carport/workshop
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*
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Gonzales Property – Alfred and Diann Gonzales House	1239 Cerro Gordo Downtown and Eastside Historic District - Santa Fe	4. County: Santa Fe
		5. Date of Survey: February 17, 2024

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material:

__Adobe _x_ Brick: porch flooring __ Composition _x_ 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: frame wall construction

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

8. Foundation: __ N/A
_x_ Not visible: slab__ None
__ 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: _x_Asphalt- garage, carport/workshop
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
Other: Thermoplastic Polyolefin – house

10. Window Types: House, Garage, and Carport/Workshop

Operation	Material	Glazing	Number
Double- Hung	Wood	2/2	10
Casement	Wood	4	4
Sliding	Aluminum	1-1	1

11. Door Types: House, Garage, and Carport/Workshop

Type	Style	Material	Number
Single-Leaf	½ -light & Panel	Wood	1
Single-Leaf	Decorative Panel	Wood	2
Single-Leaf	8-light	Wood	1
Double	Sidelight & Transom	Wood	2
Garage	Swinging	Wood	1

12. Chimneys _x_ 2, exterior chimney and stack, east and north

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

14. Other Significant Features N/A

15. Modifications: x __ No known modifications

#1 Date: Post-1978; bump-out addition at east elevation and partial wrap-around porch.
#2 Date: 2003; major renovation changing all windows and doors; addition of projections, portales, vestibule entry, etc.

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

S I T E:

18. Attached or Associated Properties

Are associated properties eligible for listing:

19.Site Plan: N/A. See Figure 7 for an older plan.

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Architectural Description Continued

South – Main Façade

The house faces the street with a new façade that was created in the summer of 2003. This new façade completely renovated the building's envelope, including introducing new fenestration (Photos 2 & 3). The south elevation, pointing roughly southwest, was originally cut with a band of vertical windows, likely designed for solar gain (Fig. 6). These windows remained through early 2003. They were replaced later that summer with new openings holding manufactured double doors with sidelights and transoms. Resisting the sun, a deep portal was added.

East

Located along the driveway, the east elevation looks much different than when the house was constructed in the mid-1970s (Photo 4).[1] At that time, based on a 1978 aerial photograph, it consisted of a flat façade with a center doorway flanked by single windows (Fig. 5). This façade was reworked entirely in 2003, with a bulky chimney added to where one window stood; the second window opening was widened and shortened. The current window stock — newer wood sash and casements — confirms this change (Photos 5 & 6). Comparing the 1978 aerial to contemporary imagery shows that porches were added, and the parapet was raised. The north-facing entry to the kitchen, holding a quaint ½-glass-and-panel door, may have been moved from the original entry.

North

The portal introduced on the east continues around the north, sheltering the full façade (Photos 6 & 7). The northeast portion appears to have been constructed before 2001 — but all of it postdates 1978. The house originally had a basic rectangular porch attached to its northeast corner. The elevation's windows and doors are recent and appear to be in new openings. This is clear with the glass door and casements (Photo 8) at the bedroom since this opening is shown on the 1978 aerial as simply a window.

[1] Based on city directory entries, newspaper accounts, and family memory, the house was constructed between 1974 and 1978.

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West

The west elevation looks onto a coyote fence of the neighboring property (Photo 9). It holds a few windows at the bedrooms and a sitting room. As in other areas of the house, they date from the 2003 renovation. The windows in the back bedroom, with small casements arranged for privacy, are probably new openings.

Ancillary Structures

A curving stepped retaining wall leads to higher ground and a one-car garage with an attached carport and workroom (Photo 10). With its rustic door, the concrete block garage looks older, but it does not appear in the 1978 image. An aluminum sliding window on the workshop may also indicate the building's vintage as post-1978. The carport, with its pieced corbels, decking, and stuccoed parapet similar to the house, dates from the 2003 makeover.

Historical Overview

Turning 80 in 1972, Juan Isidro Gonzales — a retired homebuilder with a serious demeanor and many children — sliced off a small piece of his land on Cerro Gordo Road and deeded it to his youngest son, Fred Gonzales, and his wife, Diann. In their mid-20s, the couple had been living in a mobile park on Airport Road and probably appreciated the free land and proximity to family. Earlier, Juan had done the same for Fred's older brother, Juan Ramon, and much earlier, for his aunt, Simonita.[2]

Unlike them, however, Fred (legally Alfred; popularly Freddie) erected a frame house, forgoing the tradition of adobe brick construction. Freddie and Diann lived in their rectangular house for approximately 25 years, raising three daughters. The property left family ownership in the early 2000s, and changes arrived with multiple *portales*, new windows and doors, and white-painted ornamentation.

[2] Rosemarry Gonzales, telephone conversation with John W. Murphey, February 15, 2024. Rosemary lives at 1241 Cerro Gordo Road and is the wife of Juan Ramon Gonzales.

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The house is affirmatively Non-Contributing, and Freddie and Diann's story is brief. The story is really about a family property on Cerro Gordo; how it came about, and how it dissolved.

Cerro Gordo

Cerro Gordo (the fat hill) falls within the José Antonio Lucero Grant, a land grant awarded in 1732 by Colonel Don Gervasio Cruzat y Góngora, the governor and captain-general of New Mexico. Lucero petitioned for land outside of the official pueblo (city) grant to be "sufficiently large to permit the planting of two fanegas (an unspecified size of land) of corn."[3] Taking possession in October 1732, Lucero found the grant much smaller than he had petitioned.

Starting in the late 19th century, the former Lucero grant was divided into smaller tracts worked primarily as farmland (Fig. 2). By the turn of the 20th century, most of the area north and south of future Cerro Gordo Road near its junction with Armijo Lane came was owned by Abundio Armijo, a farmer, rancher, and founding member of the *Santa Fe La Union Protectiva*.

The family plots were irrigated by the Acequia Cerro Gordo, an approximately two-mile-long ditch that diverted off the mother ditch near the old reservoir. Known as Ditch No. 2, it moved in a snake-like fashion on the north side of the Santa Fe River, following the contours of the land. Its alignment would influence the course of Cerro Gordo Road.

Three individuals, farmers with the Gonzales and Martinez surnames, were *parciantes* (members) of the Cerro Gordo Acequia association. The 28-member association included a few Anglos: several members of the German-Jewish Seligman family (including Arthur Seligman, the former mayor), and George Holmes, an Irish immigrant who owned land immediately south of the subject property.[4]

[3] Quoted in J. J. Bowden, "Antonio Lucero Grant," (New Mexico History, New Mexico State Records and Archives Center), https://newmexicohistory.org/2015/07/17/jose-antonio-lucero-grant .
[4] "Ditch No. 2," State Engineer's Office, "Report: Santa Fe Hydrographic Survey," (Santa Fe: State Engineer's Office, March 13, 1919, n. pag.

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The *parciantes* grew a mixture of animal feed and domestic-use crops. With horses and mules still being used on farms, the most significant amount of water went to alfalfa, followed by corn and wheat. A much smaller flow watered traditional bean fields, and to a lesser extent, orchards planted in apples. After later gaining the property, Juan Isidro would use the acequia to irrigate a large, mixed fruit orchard.

Born on February 8, 1892 — ten years before New Mexico became a state — Juan Isidro Gonzales grew up in a farmhouse up the canyon, at the foot of Cerro Gordo. His parents were subsistence farmers like most of the people around them.[5]

Juan's father, Anastacio Gonzales, was related to earlier homesteaders in the area. His mother, Gertrudis, was the daughter of Petrolino Armijo, a descendant of the Armijo family who settled on the José Antonio Lucero Grant. Juan's parents could read and write, but his mother only spoke Spanish. His father raised sheep, making the seasonal trek into the mountain highlands during summer. It was only natural that Juan's first job was as a sheepherder. His upper Cerro Gordo home was a world away from downtown Santa Fe. It was more than two miles distant from the Plaza and even farther when considering the poor roads of the time.

Juan's quiet, rural life, influenced by the cycle of herding and planting, was interrupted when he was drafted in 1918 to fight in the Great War.[6] Along with dozens of other Santa Fe youth, he was transported by train to Camp Funston at Fort Riley, Kansas. There he was trained, along with 50,000 other recruits, under the command of Major General Leonard Wood, a colleague of former President Roosevelt. After less than a year of service, Gonzales, along with 167 members of his company and four other squadrons, was sent back to the United States.[7]

[5] This farmhouse is associated with the addresses 1518 and 1520 Cerro Gordo Road. For many years the property included two families (Gonzales and Rodriguez) which appeared to have been related.
[6] New Mexico Commission of Public Records, State Records Center and Archives; Santa Fe, New Mexico; Series Title: Draft Inductees; Series Number: 18.1.4; Box Number: 10890; Collection Name: New Mexico Adjutant General Records; Collection Number: 1973-019.
[7] "Transport Ostego Brings Five Balloon Companies," *Aerial Age Weekly*, April 21, 1919, 299.

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Returning to Santa Fe, Gonzales moved back into the family home on Cerro Gordo, where he resided with his parents, his younger brother Manuel, and his sister Antonia. Both Juan and Manuel worked as farmhands, probably for their father.[8]

In the early 1920s, Juan married Isabel Dominguez, a city girl who grew up on Galisteo Street in Santa Fe's Second Ward. Following a traditional practice, the couple lived in the Gonzales family home in an addition built for the newlyweds. Isabel died in 1927, at age 25.

Soon after her death, Juan took over the family property below Cerro Gordo hill. There he raised their son, Jose Anastacio, and helped care for his aging parents.
He remarried in the early 1930s. Nineteen years younger, his new wife, Guadalupe (informally Guadalupita), had a similar background. She grew up in Ojo de la Vaca, a remote grazing and farming community 20 miles southeast of Santa Fe.[9] They raised a family in his parent's home.

Juan no longer worked full-time as a farmer but instead moved into the cash labor market. Like many Hispanic men in Santa Fe during a paradoxical Depression-era building boom, he worked in the private sector as a "plasterer," a term for a housebuilder.

The family disappears from public records soon after the 1940 census.[10] While too old to serve in the military, Juan may have worked in the defense industry on the West Coast, as thousands of New Mexicans did.

[8] U.S. Census Bureau, Federal Census, 1920, Census Place: Santa Fe, Santa Fe, New Mexico; Roll: T625_1080; Page: 9A; Enumeration District: 131.
[9] Ibid., Federal Census, 1920, Census Place: Ojo de Boca, Santa Fe, New Mexico; Roll: T625_1080; Page: 4B; Enumeration District: 134.
[10] The family does not appear in Santa Fe city directory listings between 1942 and 1947. The 1948 directory is unavailable.

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A New Home

Wherever they had temporarily relocated, the Gonzales family returned to Santa Fe in the late 1940s. Their arrival appears to have been timed with the death of his father in 1947.

Unlike previous occasions, Juan did not take up residence at the family home in upper Cerro Gordo. It appears that he had sold this property in the late 1930s. Instead, they moved to new land in the lower area of Cerro Gordo Road. It is unclear how Juan gained this property, but a deed for an adjacent parcel indicated it had been surveyed for him in 1948.[11]

The sloped land was closer to town and — in contrast to his parent's homestead north of the road — on less productive land. But it was still nourished by a side ditch of the acequia. On the land, as evidenced by aerial photographs, he planted a decent-sized orchard. Like his father before him, he became a member of the Cerro Gordo Acequia Association, and he served as mayordomo in the late 1950s.[12]

Juan and his wife Guadalupe built a house on the land, choosing the southwest corner. As common of the time, Juan may have built his own home. This home, though much expanded, is still located at 1237 Cerro Gordo (Figs. 1 & 3). In the opposite, northeast corner, he built a small adobe house for his older sister, Simonita Gonzales. This would later be subdivided by the Rose family, who modified the original adobe into a house now addressed as 1249 Cerro Gordo.

The 1950 census is the first to record the Juan and Guadalupe Gonzales home. The census takers found the home occupied by Juan, now 59, Guadalupe, 40, and six children — three girls and three boys — aged 3 to 15. Freddie, who would build the subject home some 20 years later, was only three.[13]

[11] This survey is referenced in Warranty Deed, Juan I. Gonzales, to Felix A. Armijo, recorded January 1, 1949, Book 39/Page 22, Instrument # 1949091811.
[12] "Sol y Sombra," *Santa Fe New Mexican*, June 17, 1959, 14.
[13] 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: 72; Enumeration District: 26-19.

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An aerial photograph ten years later shows how the property had developed by the last of the Eisenhower administration (Fig. 3). It shows Juan and Guadalupe's well-developed home and grounds. To the northeast lay an orchard with at least 25 trees. Juan's daughter-in-law, Rosemary Gonzales, recalled that these represented a variety of fruits, including apples, peaches, and pears. Juan did not sell the fruit but kept it for his family, which had grown to 13 children.[14] Juan's sister's home at the northeast corner of the property had also expanded but was now out of the family and owned by the Coen family.

Guadalupe Gonzales died on October 16, 1970, at 60. Juan stayed on the property, watching a changing neighborhood. At a distance to the south on a parallel ridge, the western campus of St. John's College began to rise starting in January 1963. Closer, just across Cerro Gordo Road, sat an empty field. The City of Santa Fe acquired this land and developed it as a public housing site dubbed "Project Turnkey." Started in 1972, "Turnkey 1" (now Cerro Encantado) significantly altered the neighborhood's density.[15]

It was around this time that Juan Isidro began parceling out his property to his sons. Juan Ramon Gonzales and his wife Rosemary got a large (1.05 acres) piece of the property stretching between Cerro Gordo Road and the Gonzales property's north boundary. There they built an adobe house.[16] By this time, as observed on a 1971 aerial, only a few fruit trees were left (Fig. 4).

A year later, Freddie and Diann gained a smaller parcel (0.2 acres) next to his brother. In the mid-1970s, they built a simple, rectangular frame-on-slab home with a back porch. This house is first observed on the 1978 aerial.

Juan Isidro Gonzales died on October 3, 1978, at age 86. His passing was marked two days later at an early morning funeral mass at Cristo Rey Church. His house, at 1237 Cerro Gordo, soon moved out of family ownership. The only remaining family homes in the area were the properties of his two sons, Freddie and Juan Ramon.

[14] Gonzales, telephone call with Murphey.
[15] "Start Made for Turnkey," *Santa Fe New Mexican*, April 23, 1972, A-2.
[16] Gonzales, telephone call with Murphey.

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Changes

Between 1978 and 2001 when they sold the property, Freddie and Diann made changes to the home — but these were subtle compared to what would occur in the 2000s. Based on what is discernable in the 1983 HBI photograph (Fig. 6) and a 2001 survey plat (Fig. 7), these included a bump-out on the east elevation, a partial wraparound porch at the rear, and the block garage and workshop.

Bruce R. Williams received a deed to the property in May 2003.[17] Before his purchase, it had the front solar windows and no portal, as shown in a real estate ad (Fig. 8). Williams worked quickly and approached the Historic Districts Review Board the following month with an aggressive renovation program that included replacing nearly all windows and doors. The case was approved on June 24, 2003 (Case # H-03-87). However, in public notice, the case was under the wrong address: 1229 Cerro Gordo, confusing city staff's knowledge of the property.

The greatly modified home was put up for sale in November 2003 and advertised as "[c]harming and cozy," with a "newly renovated eastside location."[18] Subsequent ads included an artist rendering showing what is in place today (Fig. 9).

Evaluation of Historical Status

Constructed around 1975 and greatly modified in 2003, the house does not meet the minimum requirement for Contributing status. The attached garage and workshop/carport are also too young for eligibility. Therefore, the recommendation is to maintain a Non-Contributing status for the house and designate the ancillary buildings with the same.

[17] Warranty Deed, Agnes Lee Maier, to Bruce R. Williams, recorded May 15, 2003, Book 2525/Page 31, Instrument # 1265748.
[18] "Santa Fe Offerings," *Santa Fe New Mexican*, November 30, 2003, I-14.

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: Approximate outline of the original Juan I. Gonzales property; subject parcel highlighted.

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Figure 2: Outline of future Juan I. Gonzales property.
William White, "Owners of Land Within the Santa Fe Grant Outside the City Limits," 1897-98.

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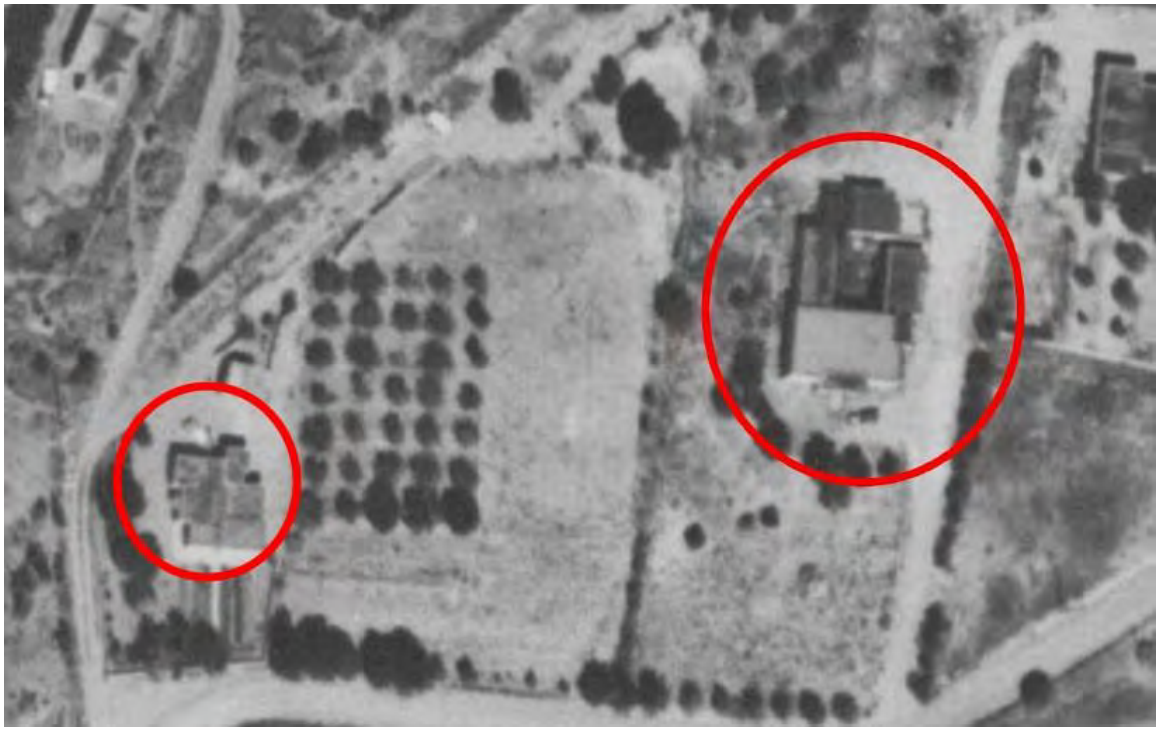

Figure 3: September 25, 1960, aerial photograph.
Juan and Guadalupe Gonzales house (left); former Simonita Gonzales house now Coen family ownership (right).

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Figure 4: 1971 aerial photograph. Subject parcel highlighted.

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Figure 5: September 11, 1978, aerial photograph.
Note flat plane and different fenestration pattern of east elevation and different rear porch.

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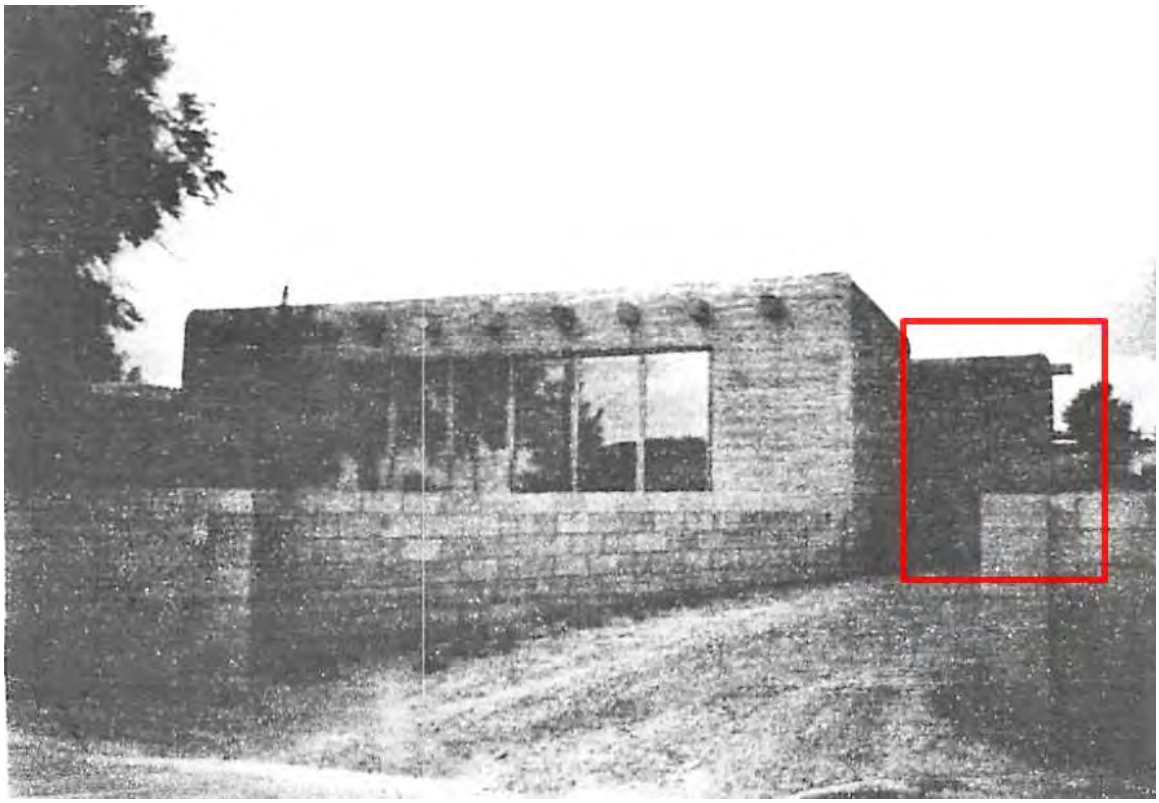

Figure 6: Copy of June 7, 1983, survey photograph.
Note passive gain windows and vigas across south (front) façade and bump-out with *canales* on east elevation.

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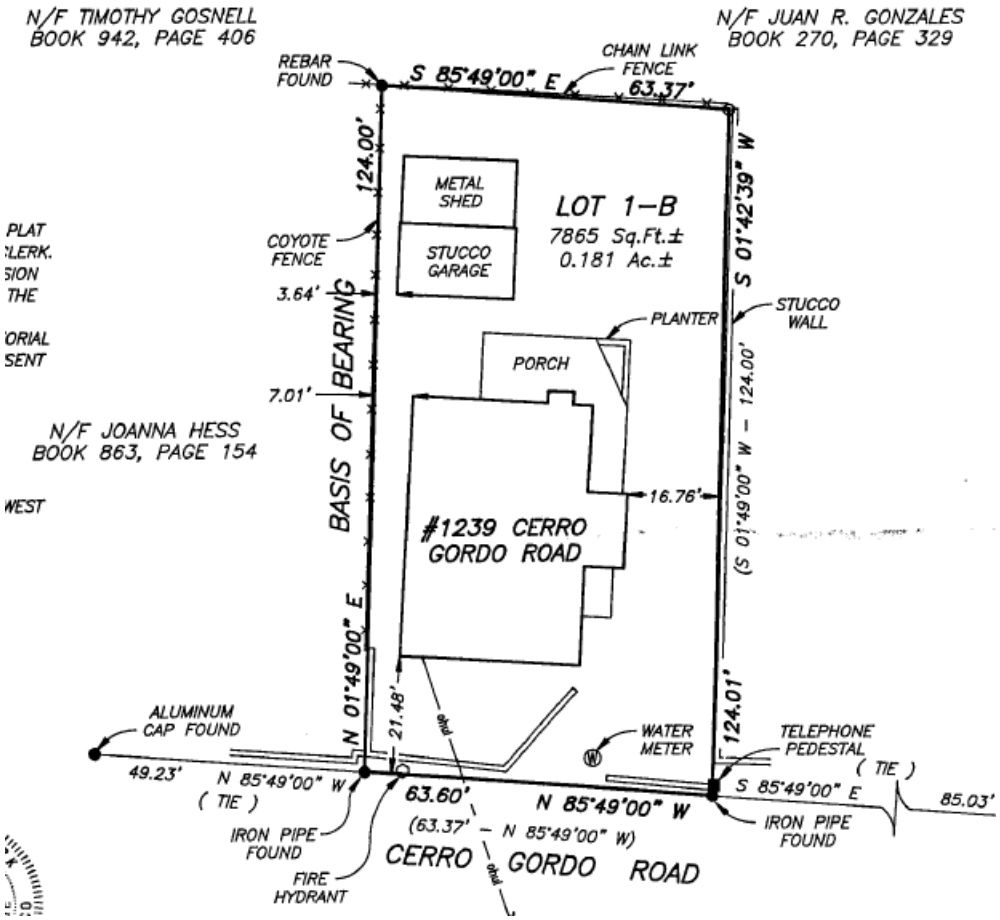

Figure 7: Portion of 2001 survey plat showing development of property to date.

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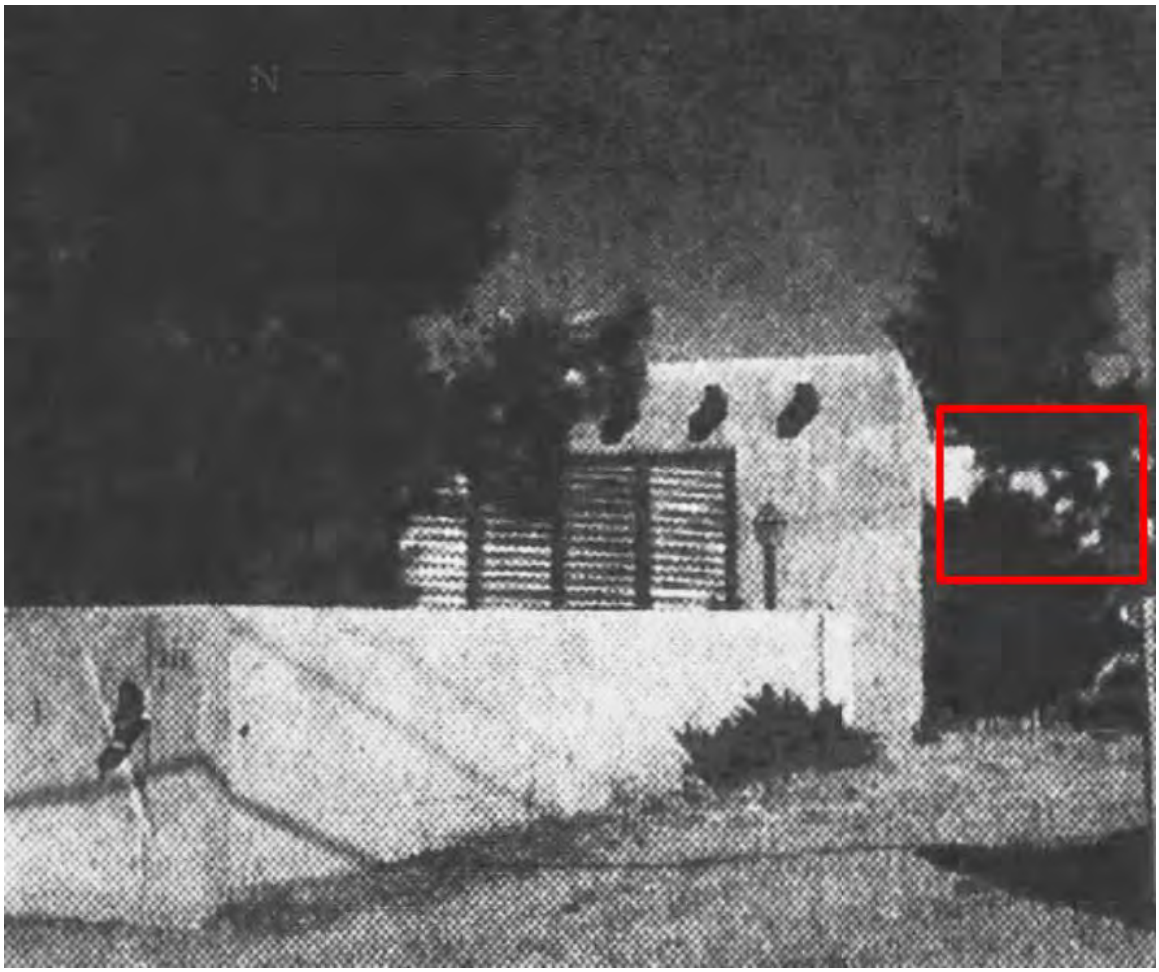

Figure 8: February 2003 real estate photograph. East elevation bump-out highlighted.

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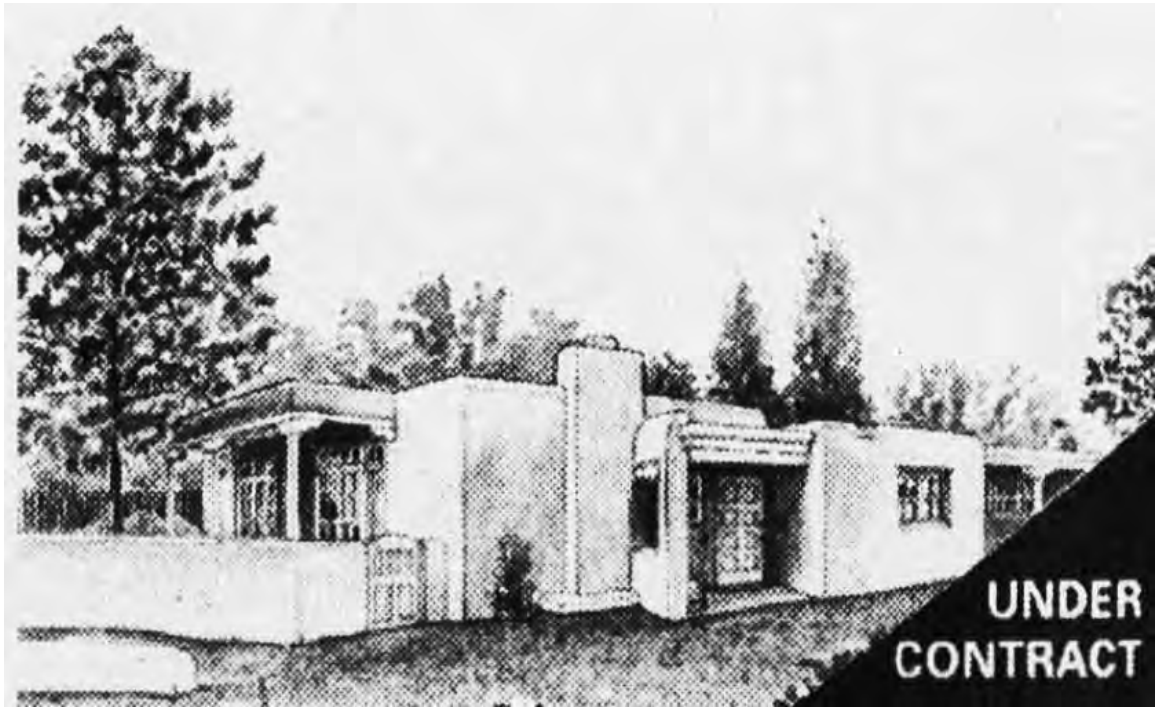

Figure 9: December 2003 artist rendering of renovation program.

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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: Gonzales Property – Alfred and Diann Gonzales House	2. Location: 1239 Cerro Gordo Road Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1357
		4. County: Santa Fe
		5. Date of Survey: February 17, 2024

Survey Photographs

(All images taken by Giulia Caporuscio, February 17, 2024).



Photo 2: South elevation – front façade. Camera facing northwest.
Everything in view was created in 2003.

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		
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Photo 3: South elevation. Camera facing northeast.
Everything in view was created in 2003.

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		
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		4. County: Santa Fe
		5. Date of Survey: February 17, 2024



Photo 4: East elevation. Camera facing northwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 5: East elevation entry portal. Camera facing west.

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		
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Photo 6: East elevation, kitchen entry and rear portal. Camera facing west.

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: Gonzales Property – Alfred and Diann Gonzales House	2. Location: 1239 Cerro Gordo Road Downtown and Eastside Historic District - Santa Fe	3. Local Reference Number: Santa Fe ID: H-1357
		4. County: Santa Fe
		5. Date of Survey: February 17, 2024



Photo 7: North elevation. Camera facing south.

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		
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		4. County: Santa Fe
		5. Date of Survey: February 17, 2024



Photo 8: North elevation, back bedroom entry. Camera facing southeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 9: West 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: *Please complete HCPI FORM 1 before completing FORM 2* HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D		
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Photo 10: Garage (left), and carport workshop (right). Camera facing northwest.

1239 CERRO GORDO RD, SANTA FE NM 87501
KATHE Y. STECK AND BRIAN R. TAYLOR
503-780-9232 | kathe.yvonne@gmail.com

February 26, 2024

HISTORICAL DISTRICT REVIEW BOARD
- STATUS REVIEW PROPOSAL LETTER -

Dear Historical District Review Board,

My husband and I, Brian R. Taylor and Kathe Y. Steck, are the owners and residents of the property located at 1239 Cerro Gordo Road, Santa Fe NM 87501, which we purchased in February 2022. We are requesting an historical status review of our home.

The previous Historical Cultural Properties Inventory survey for this property was completed in 1983, which found the building to be non-contributing. John Murphey, an historian on the City of Santa Fe List of Approved Archeologists and Historians, has done a review of the home's building and remodel history, building materials, and the property's place in the greater context of local history. Mr. Murphey recommends that the status remains non-contributing.

The home is a frame-on-slab construction, and not adobe like many of the surrounding homes. Through interviews, aerial photos, and other records (including real estate listings, sales records, and plats), Mr. Murphey has estimated that the home was built between 1974 and 1978, and not in 1960 as currently recorded. The home has undergone remodels and renovations over the years, the most significant of which appears to have been in 2003 and which "completely renovated the building's envelope," per Mr. Murphey's research. The detached garage and shop were built post-1978 and prior to 2001, with a carport added likely in 2003. For these reasons, and other details discussed in Mr. Murphey's HCPI form, he suggests the buildings are "thoroughly non-historic."

Please advise if any additional documentation can assist in your review. Thank you greatly in advance for your time and consideration.

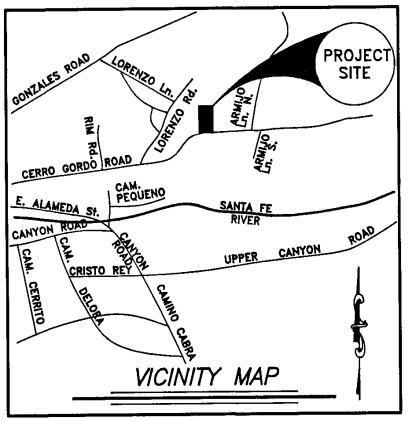
Enclosures:

- *Historic Cultural Properties Inventory (HCPI) Base Form 1* and *HCPI Detail Form 2,* completed by Mr. Murphey on our behalf on February 25, 2024.

Sincerely,



474032



VICINITY MAP

REFERENCE DOCUMENTS

1. PLAT ENTITLED "REPLAT OF LOT 1 OF THE CERRO ADDITION TO THE CITY OF SANTA FE"
2. WARRANTY DEED FROM JUAN I. GONZALES TO FRED M. GONZALES AND DIANE J. GONZALES AS FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN BOOK 291, PAGE 118 ON MAY 23rd, 1972 AS DOCUMENT No. 343,499.



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATOR HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE SANTA FE 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 THE 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 ANY WAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

SURVEYOR NOTES

1. BASIS OF BEARING IS TAKEN FROM REFERENCE DOCUMENT 1 BEING THE WEST PROPERTY LINE OF LOT 1–B [N 01°49'00" E]
2. DATA IN PARENTHESIS IS RECORD DATA IN REFERENCE DOCUMENT 1

COUNTY CLERK

COUNTY OF SANTA FE
STATE OF NEW MEXICO } ss 1157-477

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THE 25 DAY OF May AD. 2001 AT 9:47 O'CLOCK A M. AND WAS DULY RECORDED IN BOOK 579 PAGE 32, OF THE RECORDS OF THE SANTA FE COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE
COUNTY CLERK OF SANTA FE COUNTY, N.M.

COUNTY CLERK OF SANTA FE COUNTY, N.M.

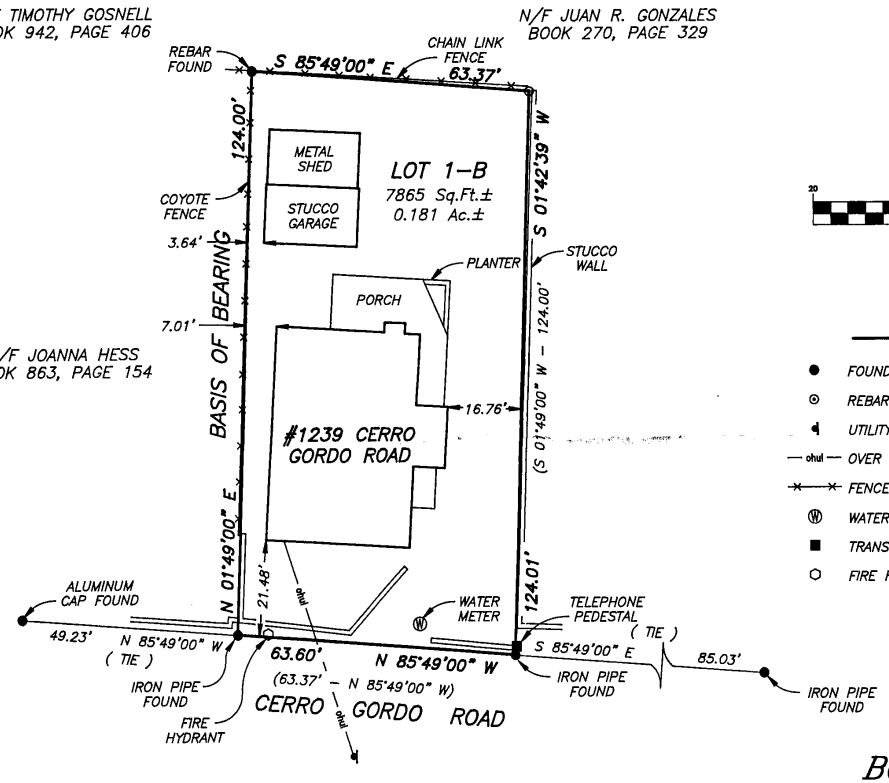
COUNTY CLERK REBECCA A. BUSTAMANTE SANTA FE COUNTY NEW MEXICO

CERTIFICATE

I, BERNIE A. ALARID, A NEW MEXICO PROFESSIONAL SURVEYOR NO. 5338, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY PLAT AND THE ACTUAL SURVEY ON THE GROUND UPON WHICH IT IS BASED, WERE PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION; THAT I AM RESPONSIBLE FOR THIS SURVEY; THAT THIS SURVEY MEETS THE MINIMUM STANDARDS FOR SURVEYING IN NEW MEXICO; AND THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE 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 INSTRUMENT IS A BOUNDARY SURVEY PLAT OF AN EXISTING TRACT OR TRACTS.

BERNIE A. ALARID, P.L.S. NO. 5338 — DATE 5-15-01

PROFESSIONAL SURVEYOR NEW MEXICO No. 5338 BERNIE A. ALARID



SYMBOL LEGEND

- FOUND MONUMENT AS SHOWN
- REBAR MONUMENT WITH CAP No. 5338 SET BY THIS SURVEY
- UTILITY POLE AS INDICATED
- ohul — OVER HEAD UTILITY LINE
- FENCE
- W — WATER METER
- TRANSFORMER OR UTILITY BOX
- FIRE HYDRANT

BOUNDARY SURVEY

PREPARED FOR

FRED M. AND DIANE J. GONZALES

LOCATED #1239 CERRO GORDO ROAD,
KNOWN AS LOT 1–B OF THE CERRO ADDITION
WITHIN THE CITY OF SANTA FE, STATE OF NEW MEXICO

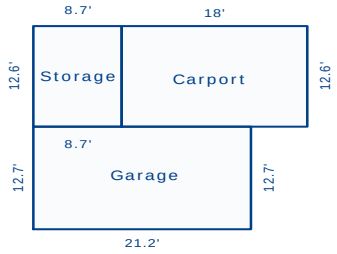
ALARID AND ASSOCIATES, L.L.C.
SANTA FE 1223 ST. FRANCIS DR. 984-1181 NEW MEXICO

INDEXING INFORMATION FOR COUNTY CLERK
OWNER(S): FRED M. AND DIANE J. GONZALES
RECORDED DOCUMENT(S): MISC. BOOK 291, PAGE 118
SECTION(S), TOWNSHIP(S), RANGE(S): PROJ. SEC. 19, T.17 N., R.10 E., N.M.P.M.
LOCATION: OFF CERRO GORDO ROAD

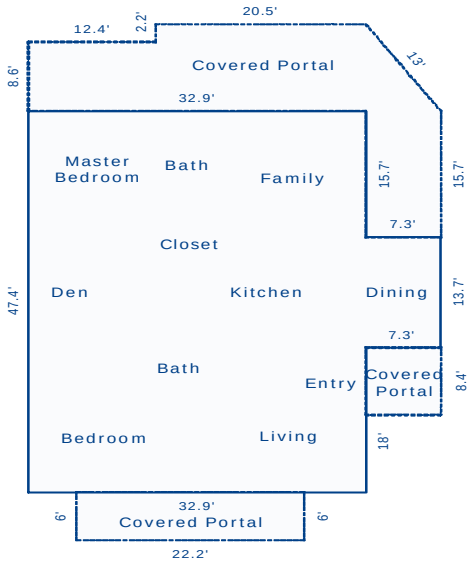
FILENAME: 01-05-10 DRAWING: GONZALEZ.DWG

FLOORPLAN SKETCH

Loan #32442110587636
File No. W21-NH-08



Drawing/Sketch is restricted to the appraisal only.



Sketch by Apex Sketch v5 Standard™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	1659.47	1659.47
GAR	Garage	269.24	
	Carport	226.80	
	Storage	109.62	605.66
P/P	Front Portal	133.20	
	Rear Portal	482.07	
	Entry Portal	61.32	676.59
Net LIVABLE Area		(rounded)	1659

LIVING AREA BREAKDOWN

Breakdown			Subtotals
First Floor			
18.0	x	32.9	592.20
15.7	x	32.9	516.53
13.7	x	40.2	550.74
3 Items		(rounded)	1659

1239 CERRO GORDO RD, SANTA FE NM 87501
KATHE Y. STECK AND BRIAN R. TAYLOR

Elevations and Facades

Historical Cultural Preservations Inventory, Survey Date 02.17.2024
John Murphey, Architectural History Services, Santa Fe NM
Giulia Caporuscio, photographer

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

SOUTH ELEVATION / FRONT FACADE



Photo 1: View of front façade from Cerro Gordo Road. Camera facing Northwest

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

SOUTH ELEVATION / FRONT FACADE



Photo 2: South elevation – front façade. Camera facing northwest.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

SOUTH ELEVATION



Photo 3: South elevation. Camera facing northeast.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

EAST ELEVATION



Photo 4: East elevation. Camera facing northwest.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

EAST ELEVATION



Photo 5: East elevation entry portal. Camera facing west.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

EAST ELEVATION



Photo 6: East elevation, kitchen entry and rear portal. Camera facing west.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

NORTH ELEVATION



Photo 7: North elevation. Camera facing south.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

NORTH ELEVATION



Photo 8: North elevation, back bedroom entry. Camera facing southeast.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

WEST ELEVATION



Photo 9: West elevation. Camera facing northeast.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

GARAGE AND WORKSHOP - EAST ELEVATION



Photo 10: Garage (left), and carport workshop (right). Camera facing northwest.

Kathe Y. Steck | 1239 Cerro Gordo Rd, Santa Fe NM 87501 | (503) 780-9232 | kathe.yvonne@gmail.com

City of Santa Fe, New Mexico

memo

DATE: **March 26, 2024**

TO: **Historic Districts Review Board Members**

FROM: **Heather Lamboy, Assistant Director, Planning & Land Use Department**

2023-007592-HDRB. **128 S. Capitol St**. Motor Pool and Garage Buildings. Downtown and Eastside Historic District. Non-Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the motor pool and garage buildings.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

____ **Other**: 5-9-2023 Status Hearing Minutes

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

___ **Elevations**

__x__ **Photographs**

__x__ **Other:**

STAFF RECOMMENDATION:

Staff recommends approval of the proposed demolition of the fleet and garage buildings at 128 S. Capitol and finds that they do not contribute to a unique street section or streetscape and because they are listed as non-contributing to the Downtown and Eastside Historic District.

BACKGROUND & SUMMARY:

The current request for the demolition review of 128 S. Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978*

under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note that there is a section in the Code as it specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

> ***(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements***
> *(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.*
> *(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.*

The fleet building is of a clear Territorial-Revival style, and the garage is a modernist utilitarian structure. At the May 9, 2023 HDRB, the Board designated these buildings as non-contributing. Furthermore, the buildings do not contribute to a unique street section along Galisteo Street.



Figure 1 Fleet Building

The buildings associated with the fleet functions of the campus do not add to historic associations or historic design qualities that are significant for the Downtown & Eastside Historic District.



Figure 2 Garage Building

At the May 9, 2023 hearing, the Historic Districts Review Board designated these buildings as contributing, with the north elevation and the west courtyard elevations being primary. The HDRB found the north elevation conveys shifted massing and fenestration, the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024 the applicant held a community meeting to discuss the proposed demolition of the subject building as well as all other building demolition requests in the subject block requested in order to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscape, including the four bungalows located to the east of the subject site. It should be noted that the building focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction. It was made clear that the current applicant is not associated with the new building's design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

Demolition Approval Criteria
As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

Motor Pool Building, Garage and Yard Wall at 128 South Capitol Street
In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The Motor Pool Building and associated maintenance garage and site wall are not of historical importance. Their historic status designations were re-assessed by the HDRB in May of 2023, and they were deemed to be non-contributing structures. Furthermore, they are utilitarian structures that have been heavily modified over the years and do not establish or maintain the unique historic character of the Downtown and Eastside Historic District.

Staff Response: Staff agrees with the applicant's assessment and this criterion has been met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The Applicant maintains that the Motor Pool Building and associated maintenance garage and site wall are not essential components of this particular streetscape, which is predominantly defined by large institutional structures, including the Bataan Memorial Building and the Villagra Building on Galisteo Street. These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: Staff agrees that the motor pool building, and garage do not contribute to the overall S. Capitol streetscape which is more defined by institutional structures on S. Capitol St

and residentially-scaled office buildings on the west side of Galisteo St. As these buildings are non-contributing and utilitarian in nature, staff finds that this criterion has been met.

(c) The state of repair and structural stability of the structure under consideration.
Applicant Response: As stated in the structural inspection report provided by City of Santa Fe Building Official Bobby Padilla, the existing condition of the buildings at 128 South Capitol is poor. Mr. Padilla has determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The buildings are currently used for State fleet operations and maintenance.

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.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H-district.

14-5.2(E) Downtown and Eastside Design Standards

(1) Old Santa Fe Style

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

(a) With rare exception, buildings are of one story, few have three stories, and the characteristic effect is that the buildings are long and low. Roofs are flat with a slight slope and surrounded on at least three sides by a firewall of the same color and material as the walls or of brick. Roofs are never carried out beyond the line of the walls except to cover an enclosed portal or porch formed by setting back a portion of the wall or to form an exterior portal, the outer edge of the roof being supported by wooden columns. Two-story construction is more common in the territorial than in

other sub-styles, and is preferably accompanied by a balcony at the level of the floor of the second story. Façades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices, which, as well as doors, are frequently carved and the carving may be picked out with bright colors. Arches are almost never used except for nonfunctional arches, often slightly ogive, over gateways in freestanding walls;

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces

under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Section 14-5.2(M) State Capitol Outlay Projects

(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.

b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.

b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.

c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain

unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.

d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade 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 facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible

façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If

there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐ Update
NAME OF PROPERTY Historic Name: NM EDUCATION ASSOCIATION BLDG Current Name: CONCHA ORTIZ Y PINO	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site **Subcategory:** ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 130 S. CAPITOL STREET CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒ Urban ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** ☒ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: STATE OFFICE BUILDING **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☒ intact ☐ altered ☐ deteriorated ☐ other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE: 1961 ☒ Known ☐ Estimated Source: ARCH. DRAWINGS AND PLAQUE ☒ continuation	**ARCHITECT/BUILDER:** WILLARD C. KRUGER, W.C. KRUGER & ASSOCIATES, BRADBURY & STAMM CONSTRUCTION.
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED TWO-STORY WITH A BASEMENT OFFICE BUILDING BUILT IN A MODIFIED T-SHAPE - FOR A MULITI-PURPOSE ROOM, WITH A BRICK PARAPET, CONCRETE RIBBED AND TERRA COTTA SCREEN DETAILS AND ALUMINUM STRIP WINDOWS WITH PRE-CAST CONCRETE SILLS. PATIO DETAILS INCLUDE DECORATIVE CONCRETE BLOCK. BASEMENT REINFORCED CONCRETE WALLS, CONCRETE FLOORS OVER CONCRETE PAN JOISTS, CONCRETE POST AND BEAM WALLS, INTERNAL ROOF DRAINS. BUILT AS AN OFFICE BUILDING FOR NM EDUCATION AND RENTAL SPACE NOW USED BY THE STATE ENGINEER. AT LEAST THREE BUNGALOW BUILDINGS WERE DEMOLISHED. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 **Address of Property**: 130 S. CAPITOL STREET	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☒ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe: REGIONALLY MODERNIST TERRITORIAL STYLE		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Regi ☐ ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☐ Contributing ☒ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☒ state ☐ national

Area of significance: WORK OF A MASTER, WILLARD C. KRUGER subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53816 **Address of Property**:130 S. CAPITOL STREET	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☒ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☒ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☐ 1 ☐ 1 ½ ☒ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes: EXTERIOR STAIRS TO BASEMENT

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:0 Number Exterior:0

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☐ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 130 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 9
Type: ☒One-leaf ☒Two-leaf
Style: ☐Panel ☐Diagonal Plank ☐Dutch ☒Plain ☐Vertical Plank ☐French ☐Other, describe:
Components: Panels/Lights-Number and configuration ☒ Sidelights - numbe 2 and configuration SIDE ☒Transom
Material ☒ Aluminum ☐Wood ☒Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe
Depth of Reveal: 5"
Notes: SEE ATTACHED ARCHITECTURAL PLANS

H. Window Openings

☒N/A **Number of Window Openings**:

Operation:	Material:	Glazing:		
☒Awning	☒Anodized Aluminum	☐1/1	☒2Pane Horizontal	☒Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☐Double or Single Hung	☒Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☒Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☐Wood	☐6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☐Grouped, describe:	☐Other, describe:
☐Pivot		☐Other configuration, describe:		
☐Sliding t				

Depth of Reveal:6"

Notes: SEE ATTACHED ARCHITECTURAL PLANS

I. Other Significant Features

Describe: ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT BLDG BUILT AFTER 1966 FOR USE AS THE MOTOR POOL
Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

Discuss: W.C. KRUGER & ASSOC. ARCHIVES AT UNM LIBRARIES/ CENTER FOR SOUTHWEST RESEARCH

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: NM MOTOR POOL Current Name: /MAINTENANCE OFC/GARAGE/LANDSCAPE	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 128 S. CAPITOL STREET CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☒commercial ☐industrial ☐residential ☐public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: MAINTENANCE, STORAGE , STAFF LOCKERS **CURRENT FUNCTION:** MAINTENANCE AND STORAGE	**CURRENT CONDITION:** ☒intact ☐altered ☐deteriorated ☐other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE: 1966-69 ☒Known ☐Estimated Source: AERIAL PHOTOS X ☐continuation	**ARCHITECT/BUILDER:** UNKNOWN
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED ONE-STORY WITH A BRICK PARAPET, SINGLE HUNG WOOD WINDOWS 1/1, TWO 8 PANEL WOOD DOORS, ONW WITH SIDELITES, ALL WITH WOOD TERRIORTIAL REVIVAL TRIM. SOME WINDOWS HAVE BRICK SILLS. OFFICES ADDED ON WITH HEAVY WOOD FASCIA. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 **Address of Property**: 128 S. CAPITOL STREET	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Regi ☐ ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☒ state ☐ national

Area of significance: subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53816 **Address of Property**:128 S. CAPITOL STREET	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☒ Other, describe: PAINTED WOOD FASCIA, PANITED WOOD TRIM		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe:

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☐ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☒ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	

☒ Other, describe: SOLAR PANELS ON ROOF

E. Chimneys

☒ N/A Number Interior:0 Number Exterior:0

Construction Material: ☐ Brick ☐ Adobe ☐ Stone ☐ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 128 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 3
Type: ☒One-leaf ☐Two-leaf
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:
Components: Panels/Lights-Number 8 and configuration 2/4 ☒ Sidelights - number 2 and configuration SIDE ☒Transom
Material: ☒ Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe
Depth of Reveal: 4"
Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 11				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☒1/1	☐2Pane Horizontal	☐Curtain Wall
☒Casement	☐Bare Aluminum	☐2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☒Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☐Hopper	☒Wood	☐6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☒Other, describe: One window filled in for AC unit	☐9/9	☒Grouped, describe: Paired casement on south	☐Other, describe:
☐Pivot		☐Other configuration, describe:		
☒Sliding t				
Depth of Reveal:4"				
Notes:				

I. Other Significant Features

Describe:ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT TO NM EDUCATION OFFICE BUILDING , THIS SITE IS A MAINTENANCE AREA WITH A MECHANIC'S GARAGE. THE CAR WASH WAS DEMOLISHED PRIOR TO 2007. **Are associated properties eligible for listing**? YES

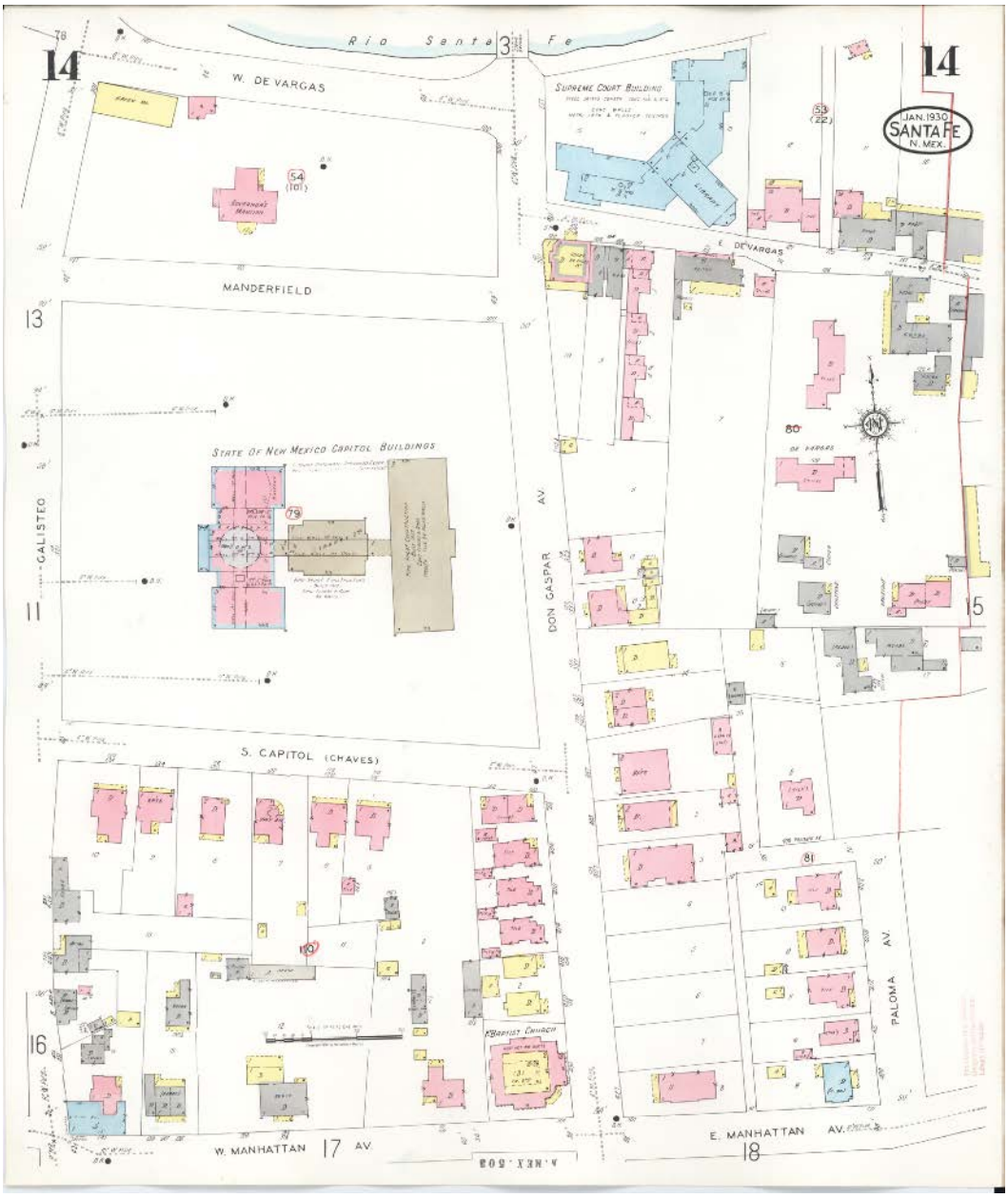
8. Documents Available and Their Locations

Discuss: HABS REPORT 2012, STATE ARCHIVES; 2011 ARCHAEOLOGICAL DATA RECOVERY, MATTHEW J. BARBOUR, WWW.NMARCHAEOLOGY.ORG/ASSETS.FILES.ARCHNOTES/441.PDF

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL VIEWS AND SITE PLANS



1930-48 SANBORN INSURANCE MAP



1958, NOTICE THE BUNGALOWS STILL EXTANT

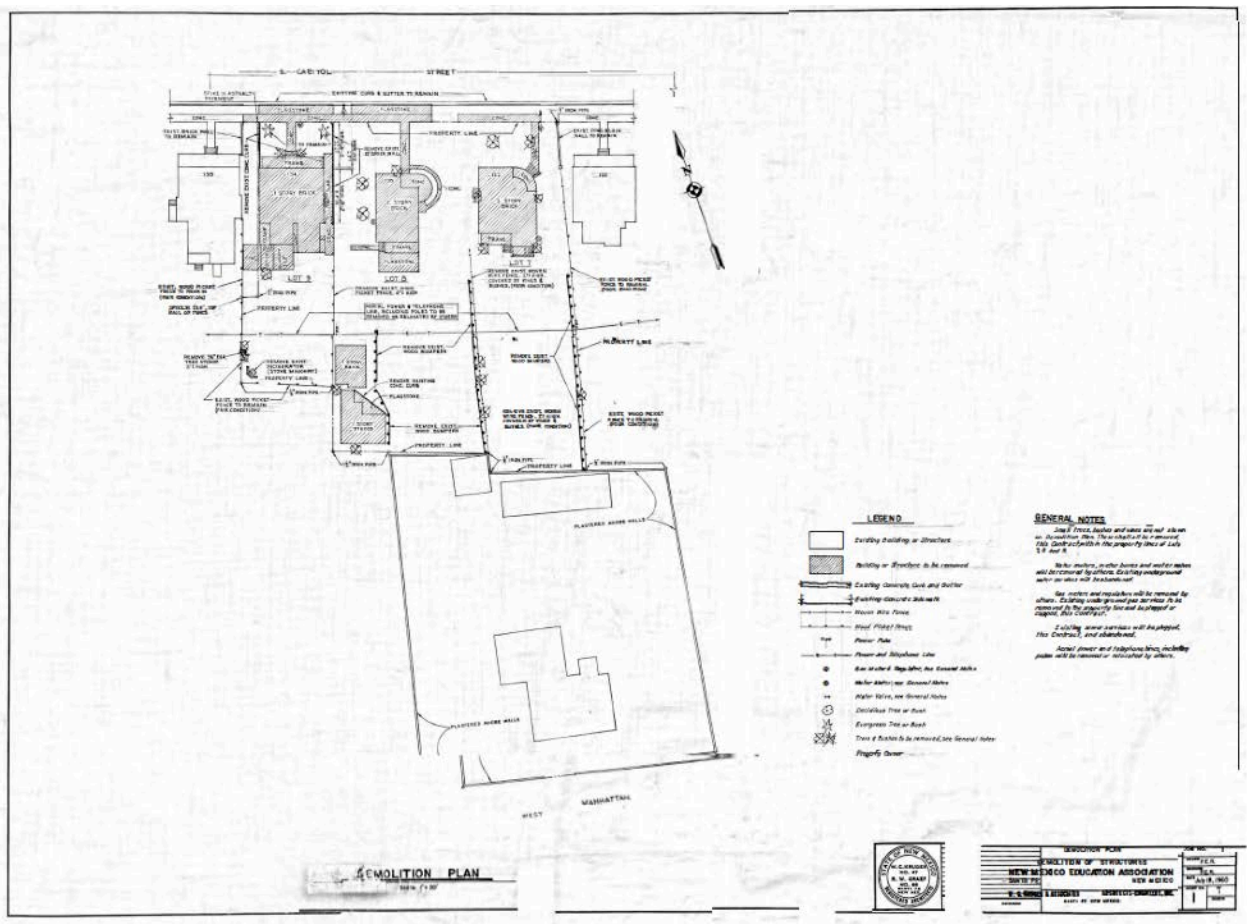


1965 AFTER CONSTRUCTION OF NM EDUCATION BLDG.

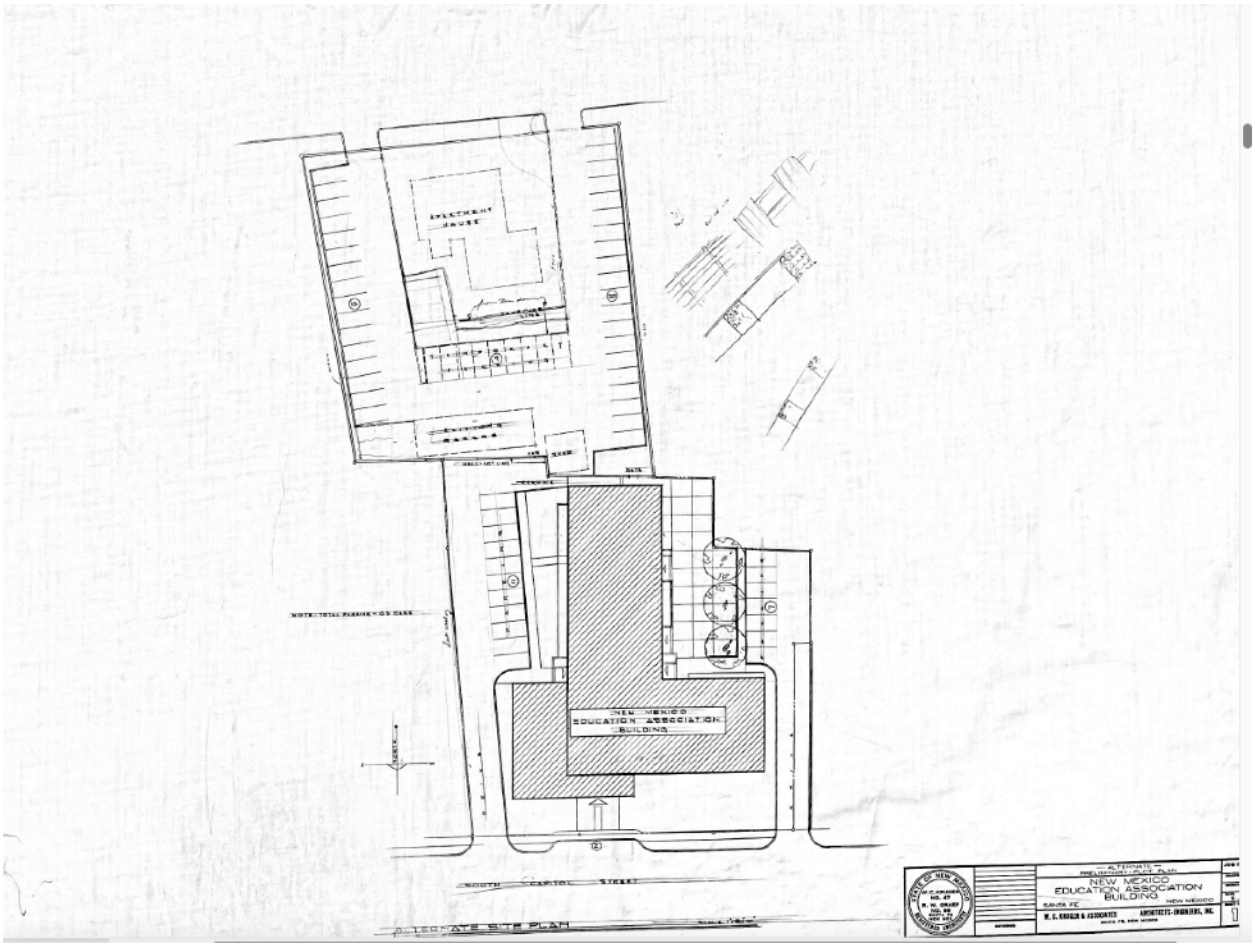
128 & 130 SOUTH CAPITOL ST HCPI CONCHA ORTIZ Y PINO BLDG 2.13.23



1969 AFTER CONSTRUCTION OF MOTOR POOL BLDG



DEMOLITION PLAN FROM ARCHITECTURAL DRAWINGS. NOTE THE HOUSE TO THE WEST LABELED AS AN APARTMENT BUILDING, LATER DEMOLISHED TO MAKE WAY FOR THE MOTOR POOL BLDG.



PARKING PLAN (UNBUILT OR NO LONGER EXTANT) TO THE SOUTH. NOTE THE NARROW DRIVEWAY TO THE WEST OF THE NM EDUCATION BLDG. THE CURB CUT IS EXTANT, NOW USED AS A PLACE FOR A DUMPSTER.



1981, Note apartment building on extension of West Manhattan St. removed. A car wash adjacent to the existing Mechanic's Bldg. was torn down prior to 2007, it is barely visible on this aerial photograph



SOUTHEAST VIEW FROM ADJACENT PARKING GARAGE



LOOKING NORTHWEST FROM PARKING GARAGE. NOTE BUNGALOW ACROSS THE STREET, AND NEXT TO THE VILLAGRA BLDG. ONE OF THE FIRST TERRITORIAL REVIVAL STYLE BLDGS. OF WHICH THIS BLDG. FOLLOWS IN A MODERNIST VEIW



NORTHWEST CORNER OF MOTOR POOL BLDG.



NORTHEAST CORNER OF MOTOR POOL BLDG.



NORTHWEST CORNER OF MOTOR POOL BLDG. NORTHWEST CORNER OF MOTOR POOL BLDG. CONCHA ORTIZ Y PINO BEHIND



NORTHWEST CORNER OF MOTOR POOL BLDG. AND CONCHA ORTIZ Y PINO BLDG



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHEAST CORNER OF MOTOR POOL BLDG.

SOUTHWEST CORNER OF GARAGE/STORAGE AT REAR OF MOTOR POOL LOT



SOUTHWEST VIEW OF ADJACENT GARAGE



NORTHWEST VIEW OF ADJACENT GARAGE



NORTHEAST VIEW OF ADJACENT GARAGE



SOUTHEAST VIEW OF ADJACENT GARAGE, NOTE DECORATIVE BLOCK WALL FILLED IN ADJACENT TO GARAGE FOR LANDSCAPING STORAGE



SOUTHEAST VIEW OF GARAGE SHOWING CONTEXT AND ADJACENCY TO CONCHA ORTIZ Y PINO BUILDING



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE SHOWING INITIAL COLOR OF STUCCO BEHIND THE PAINT

Information about Willard C. Kruger on the Web

https://www.wikiwand.com/en/Willard_C._Kruger#introduction

A number of works by Kruger or his firm are listed on the national Register of Historic Places.

https://sah-archipedia.org/search?search_api_views_fulltext=willard+c.+kruger

http://albuquerquemodernism.unm.edu/wp/humanities-building-unm/

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

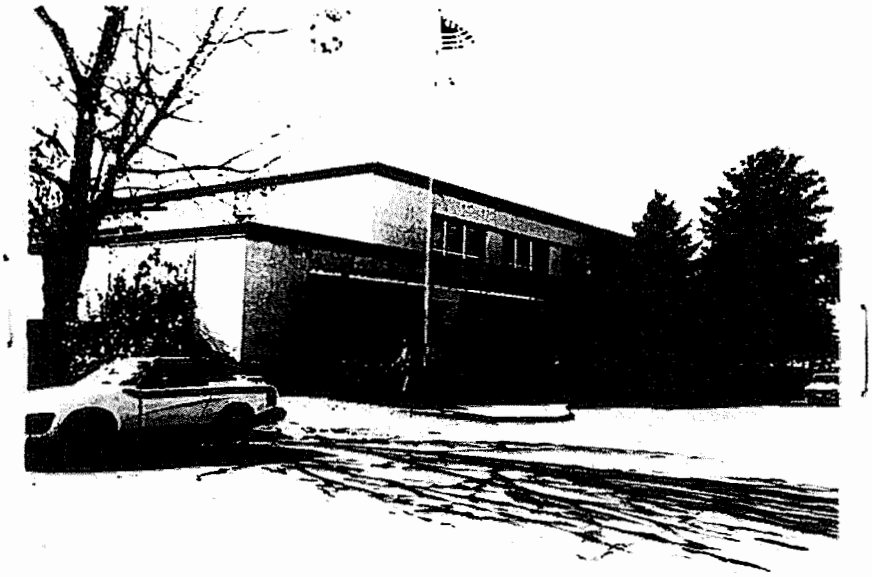
city/town: SANTA FE

land grant/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ___ ¼

film roll by HMW no. SFHD # 10	negative nos. 15A	loc. of neg. HPB



plan shape

date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

style: TERR. REV.

foundation material

wall material/surface

architectural features

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610238
field map SFHD # 4	number 238	UTM reference zone 12 13	easting northing

location description: 138 (?) S. CAPITOL

city/town: SANTA FE

land grant/reservation: ~~land grant/reservation~~

building name: NM STATE MOTOR POOL

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll	negative nos.	loc. of neg.
by HMW no. SFHD # 10	18A	HPB



plan shape

date of construction: P45 ___ estimate ___ actual

source: SANBORNS, SF DIR.

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

style: TERR. REV.

foundation material:

wall material/surface:

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features

surroundings: GOV'T

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

MOTION: Member Bienvenu moved to approve the Findings of Fact and Conclusions of Law for Item 4, as presented. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (3-0-1) roll call vote with Members Berkley, Bienvenu and Aguilar Medrano voting in favor, none voting against, and Member Guida abstaining.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she asked the City Attorney to put in writing what Attorney Ruybalid advised the Board the last meeting on voting that 2 people to 1 is a majority of four. She still believes the Board is engaged in improper voting. She also did not see Historic Board Awards on the City Council agenda for tomorrow. She said she is wondering about the ping-ponging for the exceptions that came before the Board and suddenly went to the Planning Commission for review and is now coming back to the Board. She asked when the appropriate time is to appeal. She said that doesn't help the public have confidence in the process.

F. STAFF COMMUNICATIONS

Ms. Lamboy said the Heritage Preservation Council presentation was scheduled the 10th of May was pushed to May 31st because of budget meetings. The mayor signed a proclamation that will be read at the Awards ceremony on May 18th. She read the proclamation in the record naming the month of May as Historic Preservation Month in the City of Santa Fe.

G. OLD BUSINESS

H. NEW BUSINESS

Chair Rios limited public speakers to two minutes. She explained the appeal process.

1. **2023-006708-HDRB. 128 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review. (Heather Lamboy)

2. **2023-006709-HDRB. 130 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review. (Heather Lamboy)

STAFF REPORT:

The current request for historic status review of 128-130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The buildings at 128 and 130 S Capitol Street represent the evolution of the state government campus. Between 1895 and 1900, the original Capitol building was designed by Rapp & Rapp.

The subject buildings represent the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe had adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico, it was determined that the buildings would be exempt from the ordinance.

While the fleet building is of a clear Territorial-Revival style, the Ortiz y Pino building blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style.

An ashlar stone base at the portal and decorative concrete cutouts strengthen the modernist approach.

The original footprint of the building remains.

The Concha y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

A known Spanish Colonial structure has also been associated with this site as discovered through archaeological investigations related to the development of the garage structure to the south.

The definition of a contributing structure is as follows: *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.*

The buildings associated with the development and evolution of the State Capitol campus do not represent the character of the historic district as these buildings were developed without regard to the Historic Styles ordinance of the time. The structures are not unique in themselves; however, they do represent the evolution of the interpretation of traditional Northern New Mexico architecture. It is the opinion of staff that the Ortiz y Pino, fleet, and garage buildings do not add to historic associations or historic design qualities that are significant for a district.

STAFF RECOMMENDATION:
Staff recommends the historic status of the structures at 128 and 130 S Capitol St. be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

APPLICANT PRESENTATION:

Jennifer Jenkins, on behalf of the State of New Mexico, was sworn. She identified the applicable Historic Overlay District Regulations. She reviewed the status within the districts and the definitions of contributing, significant, and noncontributing, those listed as important or those on the State Register. She noted the State Capital Outlay projects have specific provisions in Section M. The provisions only apply to new structures, additions, alterations, or demolitions and subject to the same status criteria as any other structure in the district. She reviewed how status recommendations are made. Maps of the New Mexico Main Capitol Campus and the vicinity, and the Historic District Boundaries were displayed. In 2012 the Board designated the buildings on South Capitol as noncontributing. Staff recommends, and the State concurs, that status

be maintained. The structures themselves on Don Gaspar were designated as significant and their associated garages as contributing.

She said in 2012 staff noted in the review of the buildings, that the surrounding area had undergone substantial changes. This was no longer residential and had evolved into institutional government buildings. There were several studies over the years commissioned by the City. The studies recommended the creation of a Capital Complex Historic District to acknowledge the unique nature of the history and purpose. The structures bear little relationship in character or historic significance to the Downtown Eastside Historic District. Each study highlighted the need for different and separate districts. The State concurs with staff's recommendations on these three buildings.

PUBLIC HEARING:

Mark Bertram, 906 Trail Cross Ct., was sworn. He said it is important to keep in context what the demolition of the buildings would provide. It is a massive 200,000 square-foot office building with a three-story parking structure the equivalent of the State Capital.

Chair Rios interjected to explain this evening the Board is reviewing status and demolition is not before them. She invited him to come back when the Board hears those issues.

Mr. Bertram commended the Board for reading the over 1800 pages of the packet. He noted that Ms. Jenkins had cited the studies pointing out these buildings are probably more historic than the State wants them to believe. He said as someone in the development business, if he had brought this forward to downgrade for a more convenient development, he would have been laughed at. He said he hoped the Board would keep some of that in mind and will return at the appropriate time.

John Eddy, 14 Avenida Campo Verde, was sworn. He had mixed feelings about the buildings. He said what is interesting and important about the buildings is he believed William Kruger designed them. Kruger was an important architect who pushed for modernization and a move from Territorial to established norms of modern buildings with success. He thought in the context of the property it merits the importance in viewing these buildings.

Randall Bell, 2901 Via Pablo Rael, was sworn. He said he was unaware this was a hearing on the status. He understood Mr. Bertram's concern and thought it important the Board look closely at the building's history and design. He noted that Ms. Lamboy emphasized the government campus does not have a capital theme. He said Mr. Kruger did have an important role in blending modernism with Territorial and the

buildings are important in the history of Santa Fe. He thought since the building is over 50 years old presumptively it should be contributing.

David Rasch, 21 Altura Road, was sworn. He thought it interesting staff recommended noncontributing, yet you can see it is the modernist territorial blend that makes the building interesting. He pointed out another good example is the building on the corner of Palace and Grant. He recommended against non-contributing status because of the integrity of the building and that it represents the Territorial style into midcentury. He said that 1973 is now considered historic and recommended at least contributing, if not significant and should be preserved. He clarified he was speaking only of the Concha Ortiz building.

Richard Martinez,1524 Paseo de Peralta, was sworn. He agreed that the Concha Ortiz building represents an important part of Santa Fe history. The bungalows along Don Gaspar are out of place, but this building is not. It is where it was intended and the context around it has not been lost. He urged the Board to upgrade the Concha Ortiz building to contributing.

Gayla Bechtol, 1813 Hano Road, was sworn. She agreed that the Concha Ortiz is contributing to Santa Fe Style. The modernist pieces with the Territorial elements were used by John Gaw Meem and later architect *Willard* Kruger (not William Kruger). The Territorial style reflects the Bataan Memorial and State Capital. She agreed it did not contribute to the Downtown Eastside but does contribute to what is now the State Complex. She said this was a carveout of the buildings demolished over the years to make way for the State Capital office buildings.

Stefanie Beninato, PO Box 1601, was sworn. She also agreed with an upgrade to contributing for the Concha Ortiz building. She said there is unity in the Territorial style in the buildings and the building represents a point in time by a prominent local architect. It deserves contributing status.

BOARD DISCUSSION:

Ms. Jenkins said most important is that Ms. Bechtol, as a well-known historian, said this building does not contribute to the Downtown and Eastside District. That is the standard with which the HBoard is required to comply. There doesn't seem to be much disagreement that the building does not contribute to the Downtown and Eastside District.

Chair Rios asked staff to confirm that district standards should not be considered this evening, only harmony of the materials, colors and proportion and being in harmony with the other buildings.

Ms. Lamboy said in this case status is being considered as a general harmony to style. She reminded the Board there are other buildings that don't necessarily comply with design standards but have historic merits in their own rights. She noted the Downtown Eastside standard boundaries were drawn in 1957. There was some reference to the Don Gaspar Historic area, but at the time those buildings were not historic. However, the Ortiz family among other native New Mexican families, owned land in the area and a Spanish colonial site is under that building. She thought that may have been the thought process when the Downtown Eastside District was established.

Ms. Jenkins clarified that the reference to consideration of general harmony relates to Section M, which relates to capital outlay. That is not the section governing this evening. She said the status review is like any other and the Board has to make positive findings on how structures contribute to the Downtown Eastside District. She said this is not just an overarching harmony decision. That will be applicable at future proceedings.

Attorney Ruybalid read the definition of “contributing structure” from Code as approximately 50 years old and helps to establish and maintain the character of that district, adds to the historic association or architectural design, and its integrity remains although it may have had alterations. He read the definition of “significant structure” as in the historic district, approximately 50 years that embodies distinctive characteristics of a type, period, or method of construction. It must retain a high level of historic integrity. It may be designated as significant for its association with events or persons important on a local, national, regional, or global level, or if listed or eligible to be, on the State Register of Cultural Properties or the National Register of Historic Places.

Ms. Lamboy read the definition of “non-contributing structure” as a structure in a historic district less than 50 years old or does not exhibit sufficient historic integrity to establish or maintain the character of the historic district. She noted this reference is to the *overall* character of the district.

Member Bienvenu said this is a dispute over what it means to contribute to the historic district as it is clearly laid out in the ordinance. He did not believe that the character of this historic district in particular, is necessarily uniform. It is not equated to style standards in the ordinance for that district. He said it is clear the Downtown Historic District encompasses multiple historic neighborhoods and streetscapes that are not necessarily the same. Everyone would recognize the Plaza as a very distinctive area within the historic district, and the Palace as different from that but also a very important part of the district. There are many different subdistricts even if the code has not been amended to delineate that. In this case he said he agreed there is a subdistrict, passively, the Capital Complex. He was glad these two cases were taken together and separated from the other four buildings which no longer contribute to the subdistrict of the Capitol. This building seems to contribute because it was purposefully built to be a

state office building added to the campus. It clearly relates to the history of the subdistrict of the Capitol. He thought it very characteristic of a time when there was an effort to combine modern with territorial style. There are not a lot of examples. He thought that particular building contributes to the Downtown Eastside District as a contribution to the Capitol Complex. He was in favor of upgrading to contributing for that reason but thought the garage didn't reach that level and was highly utilitarian.

Member Guida said they don't do preservation particularly well in Santa Fe. The ordinance started as a style ordinance and preservation was overlaid into it. The notion of significant, contributing, non-contributing buildings emerged in the 90s and the Board began ruling on status in 2004. This discussion of contributing status is relatively new. The ordinance does not follow closely enough to the national standards for historic preservation. There are gaps the Board has to contend with in status cases. One was highlighted tonight, we don't have statements of significance or periods of significance associated with the historic districts as designated. The Downtown and Eastside is a heterogeneous district. To say this building is contributing because of a particular period, or moment in time, or a movement, etc. when talking about National Register buildings or Department of Interior standards become rudderless because those guidelines are not in place. He is troubled by the notion something would be important because it is old. That is not a standard for preservation. In the past the Board has made status designations beyond what is standard in Code. There is a lot of merit that the Capitol District is recognizable; and merit that it was done by an important Santa Fe regional modernist and that this is an interpretation of Santa Fe style that came after the ordinance. Its style does relate to the rest of the campus of buildings. Style wise the campus has some integrity of the interpretation of Territorial style and congruity with the other modern Territorial style buildings in the state campus. He said for that reason he would support in concept, an upgrade of contributing to the Concha Ortiz building.

He added that another gap that teased out in public comments earlier is the pretense when buildings are given status that they don't think about future development and demolition. Preservation is an act of preserving and because our standards are ill-defined, and because the Board sees status designation as a tool to prevent other types of development, often out of fear of what is not known, is a problem. He empathized with the early public comments presented. He said it is silly to talk about this project without talking about what comes next. For him preservation is not absolute. It is not everything in the ground is valuable; it is relative to current values and needs. He hopes in this case the Board can be objective about the building itself if nothing else.

MOTION: In 2023-006708-HDRB, 128 S. Capitol St., Member Bienvenu moved based on the record presented and staff's recommendation that the status be maintained as noncontributing. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Guida, Aguilar Medrano, Berkley and Bienvenu voting in favor and none voting against.

MOTION: In 2023-006709-HDRB, 130 S. Capitol St., Member Bienvenu moved that findings be entered that the building is more than 50 years old, helps to establish and maintain the character of the Downtown and Eastside District, specifically the portion that is encompassed by the State Capital property, and for that reason be upgraded to contributing. Member Berkley seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Berkley, Bienvenu, and Guida voting in favor and none voting against.

3. **2023-006703-HDRB. 402 Don Gaspar Ave.**, Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 402 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(revised November 2, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 128 South Capitol Street

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 128 South Capitol Street (Motor Pool Building, site wall, and maintenance/garage structure).

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	Structure	Date of Construction	Historic Status	Primary Façade(s)
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

128 South Capitol Street – Motor Pool Building: Non-residential structure built between 1966 and 1969 in the Territorial Revival style. The building is constructed with stuccoed concrete masonry unit (CMU) block with a brick parapet, single-hung wood windows with white painted wood trim in the Territorial Revival style. Some windows have brick sills. The offices that were added to the rear (south) of the structure by 1981 represent a substantial non-historic modification. Decorative stuccoed and painted CMU yard walls are present on the site and appear from aerial photos to have been present by 1969.

128 South Capitol Street – Garage: Non-residential structure built by 1981 according to historic aerial imagery. The structure is used as a maintenance area and garage and is constructed of painted CMU block with a flat roof with metal fascia and an overhang to the south. Three garage bays face south.

Existing Conditions

As reflected in the structural inspection report provided by City of Santa Fe Building Official Bobby Padilla, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Report). The City's building official has determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy

access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

Motor Pool Building, Garage and Yard Wall at 128 South Capitol Street

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The Motor Pool Building and associated maintenance garage and site wall are not of historical importance. Their historic status designations were re-assessed by the HDRB in May of 2023, and they were deemed to be non-contributing structures. Furthermore, they are utilitarian structures that have been heavily modified over the years and do not establish or maintain the unique historic character of the Downtown and Eastside Historic District.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The Applicant maintains that the Motor Pool Building and associated maintenance garage and site wall are not essential components of this particular streetscape, which is predominantly defined by large institutional structures, including the Bataan Memorial Building and the Villagra Building on Galisteo Street. These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection report provided by City of Santa Fe Building Official Bobby Padilla, the existing condition of the buildings at 128 South Capitol is poor. Mr. Padilla has determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Please let me know if you have any questions or require any additional information.

Sincerely,



Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 128 & 130 South Capitol Street
4) Photos – 128 South Capitol Street
5) Structural Inspection Report – 128 & 130 South Capitol Street
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 128 South Capitol Street (Motor Pool & Maintenance/Garage)
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

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

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: _____ 3/20/23
Date

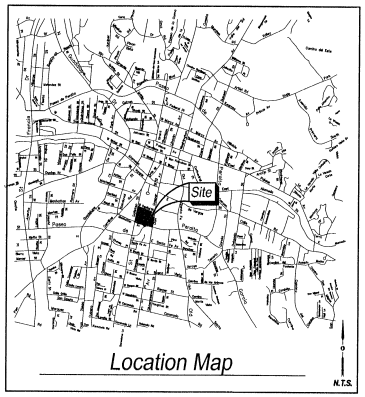
Anna Silva
Print Name

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = RCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. 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 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS 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.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 350490C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: _____
BILL TAYLOR
ITS: DIRECTOR

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY _____ MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

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BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 43°45'01" E, A DISTANCE OF 3572.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 12th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM, AND WAS DULY RECORDED IN BOOK 722 PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
inst #1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
_____ DEPUTY

Plat of 722001

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

_____ 09/10/10
CITY ENGINEER FOR LAND USE DATE

_____ 8.18.10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

_____ 09/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110
Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13
together with Portions of lots 4, 12, 14 and 16 and
Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of
Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N 45°25'26"E, A DISTANCE OF 3,426.54 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

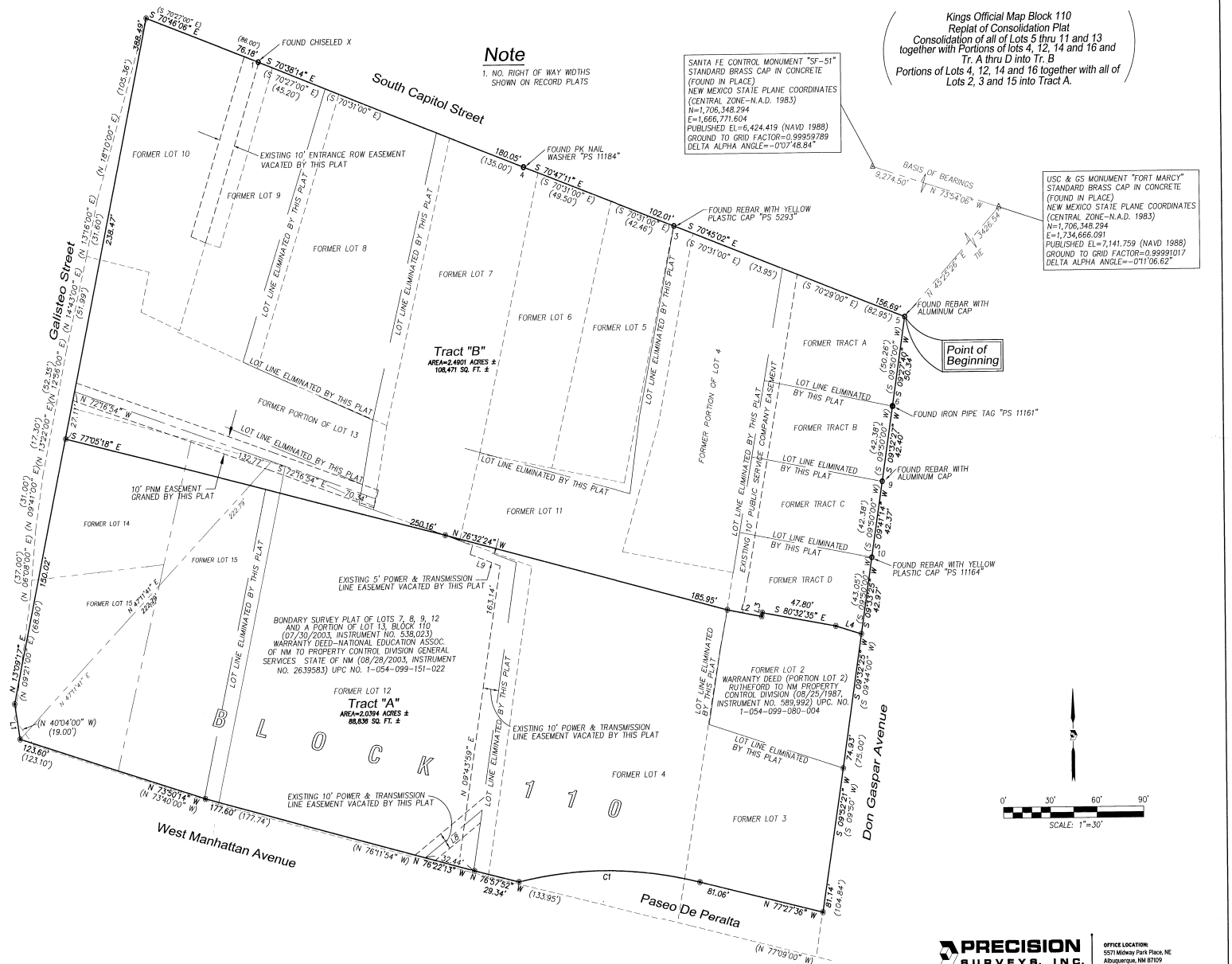
LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS

SANTA FE CONTROL MONUMENT "SF-51"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,666,771.604
PUBLISHED EL=6,424.419 (NAVD 1988)
GROUND TO GRID FACTOR=0.99959789
DELTA ALPHA ANGLE=-0°07'48.84"

USC & GS MONUMENT "FORT MARCY"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,734,666.091
PUBLISHED EL=7,141.759 (NAVD 1988)
GROUND TO GRID FACTOR=0.99991017
DELTA ALPHA ANGLE=-0°11'06.62"



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
o	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
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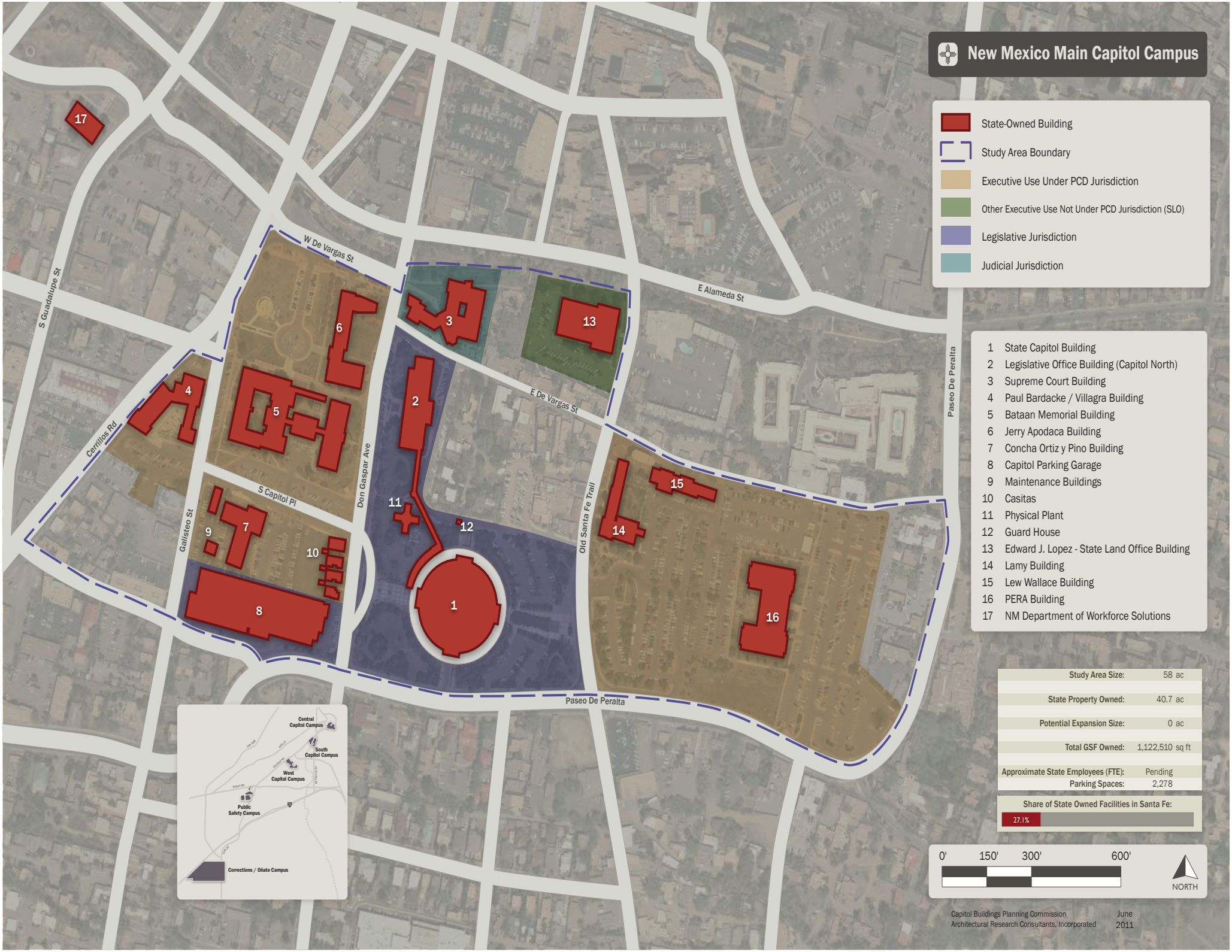
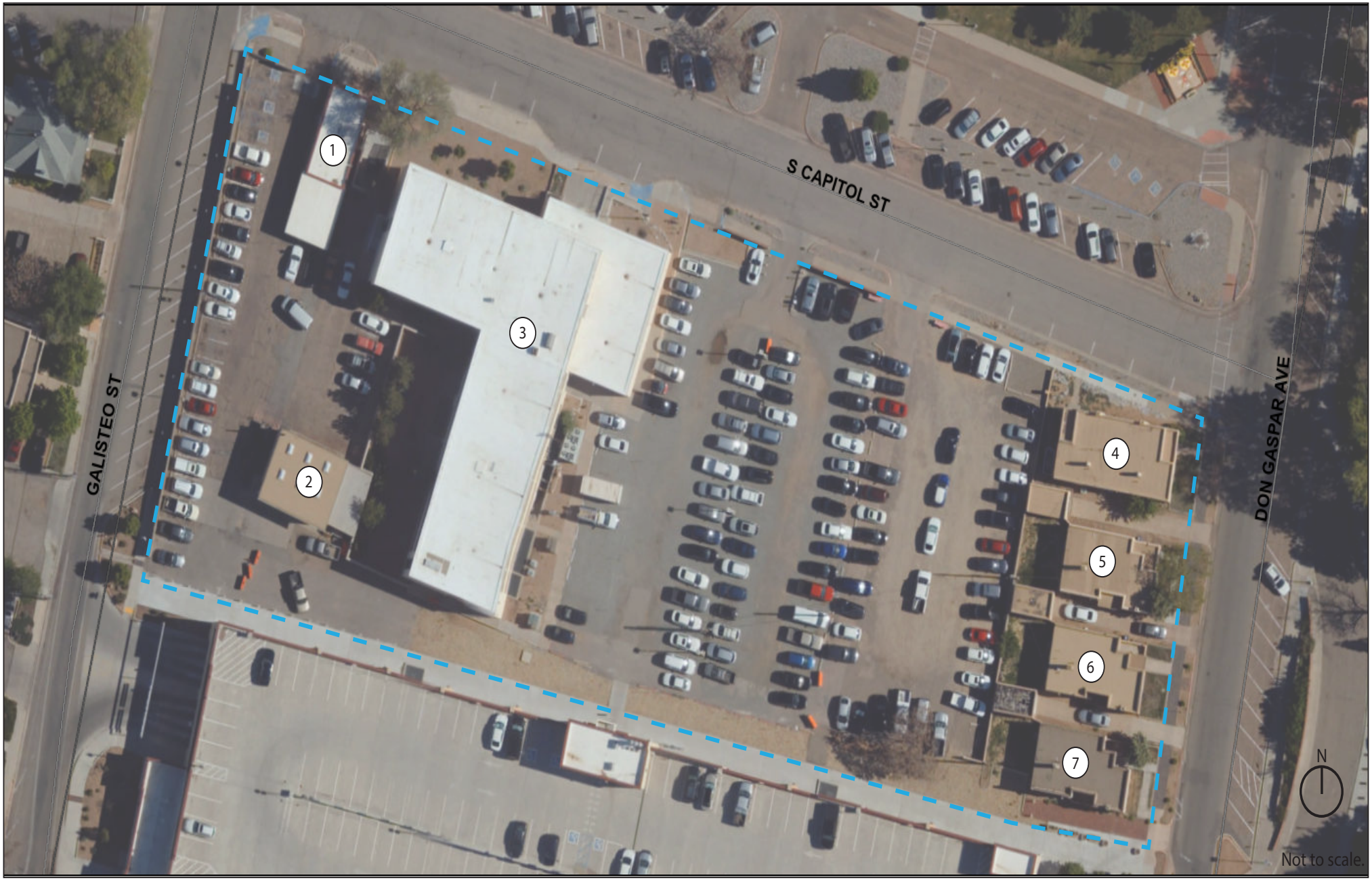
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P


New Mexico Main Capitol Campus
State-Owned Building
Study Area Boundary
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 0 ac
Total GSF Owned: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Parking Spaces: 2,278
Share of State Owned Facilities in Santa Fe:
27.1%
0' 150' 300' 600'
NORTH
Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated
June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1 Motor Pool Building
128 S. Capitol Street

2 Maintenance / Garage
128 S. Capitol Street

3 Concha Ortiz y Pino Building
130 S. Capitol Street

4 "Don Gaspar Casitas"
5 402 Don Gaspar Avenue (casita & garage)
5 406 Don Gaspar Avenue (casita & garage)
6 410 Don Gaspar Avenue (casita & garage)
7 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

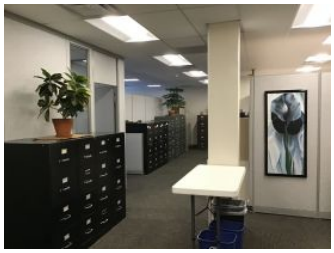
The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:** A03.3.	**P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B04.	**P/Class:** 3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

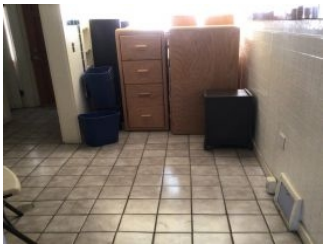
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

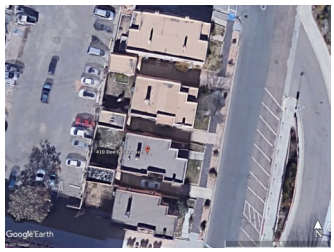
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

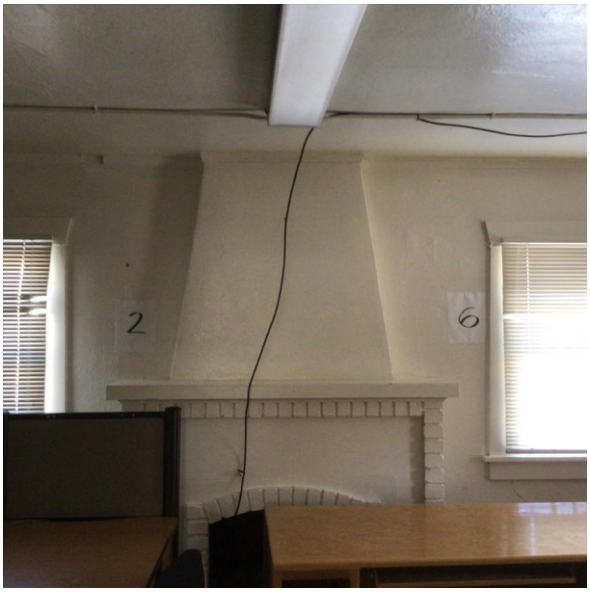
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

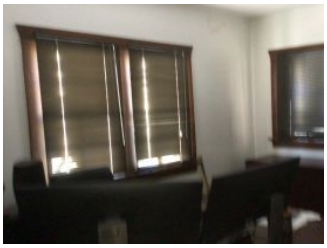
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

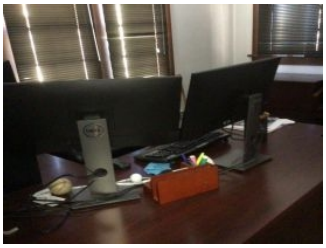
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

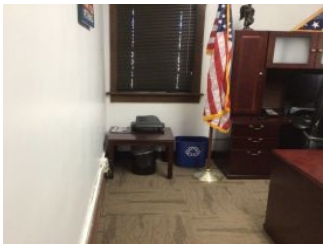
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

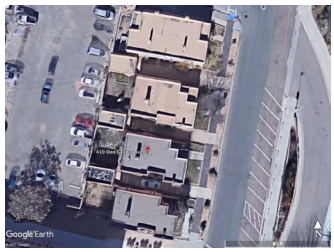
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

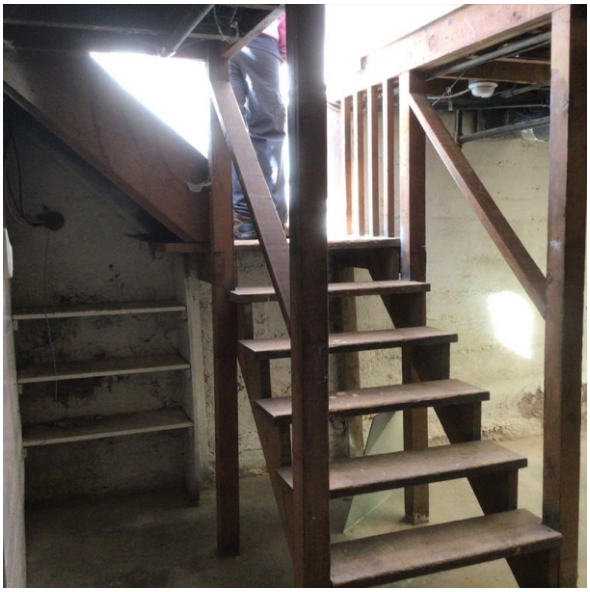
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





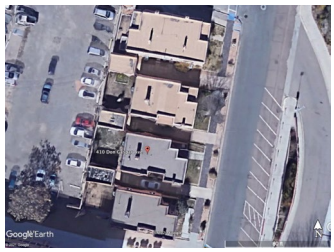
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across the street from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

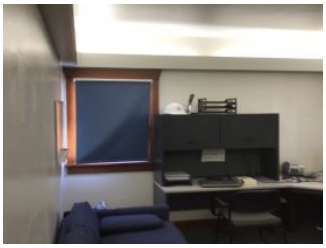
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

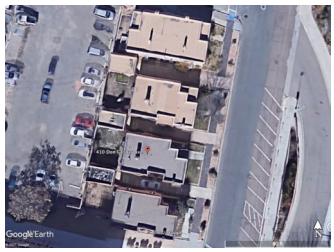
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

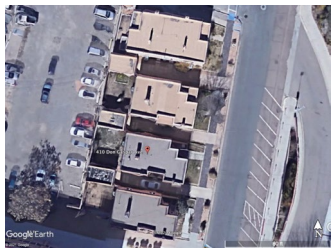
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

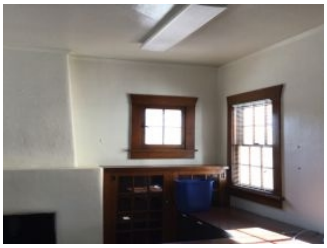
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

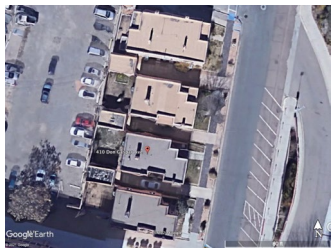
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.

Project Description

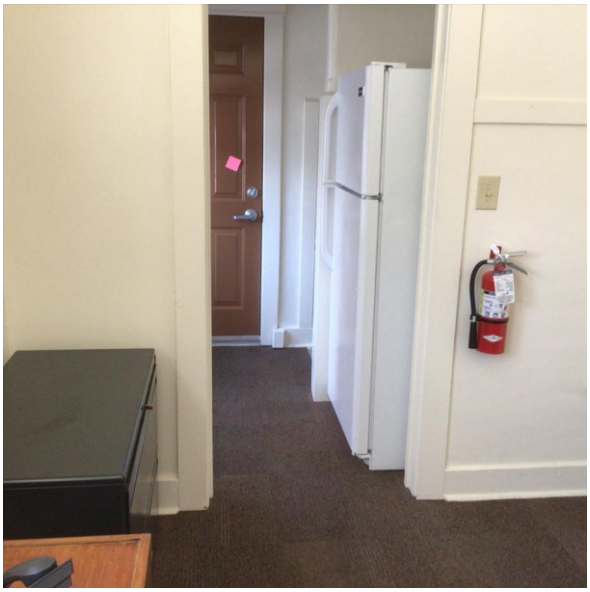
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

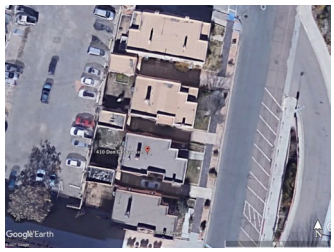
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:**	05.	**Type 2:**	C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

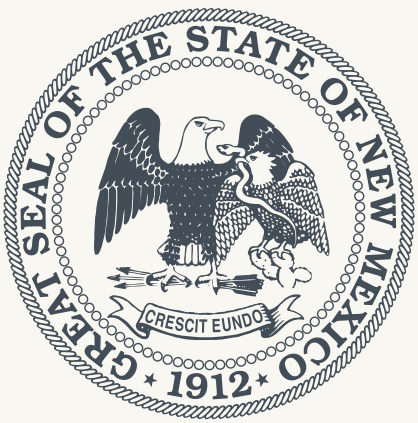
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com



128 South Capitol Street – North Façade



128 South Capitol Street – West Façade and West Wall



128 South Capitol Street – South and West Façades



128 South Capitol Street – Southwest Portal



128 South Capitol Street – East Façade



128 South Capitol Street – Wall Detail



128 South Capitol Street – Wall Detail



128 South Capitol Street – Wall Detail



128 South Capitol Street – Garage, South Façade



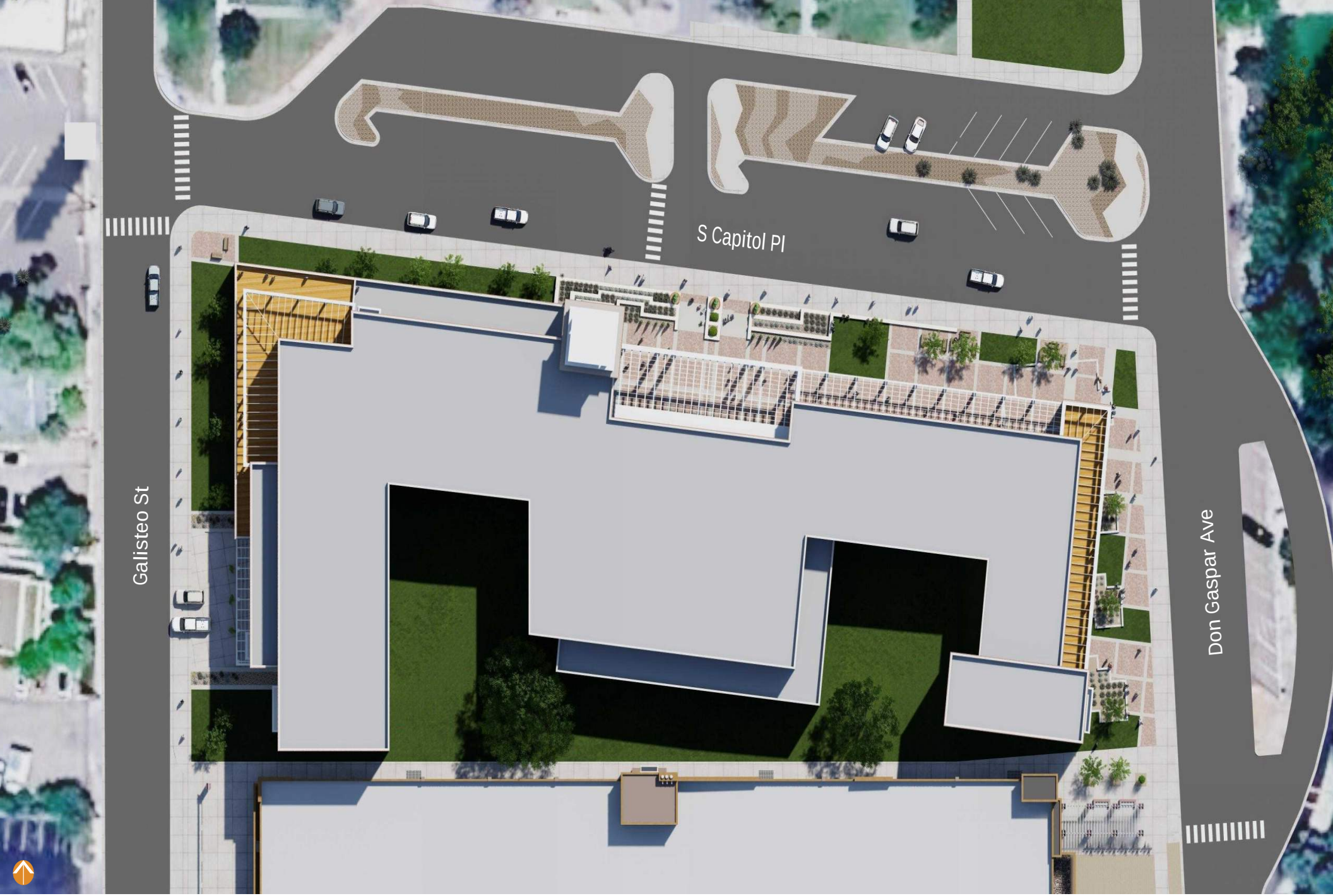
128 South Capitol Street – Garage, South and West Façades



128 South Capitol Street – Garage, North and West Façades



128 South Capitol Street – Garage, East Façade



Site Plan

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



Main North Entry

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

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North Facade

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East Facade

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West Facade

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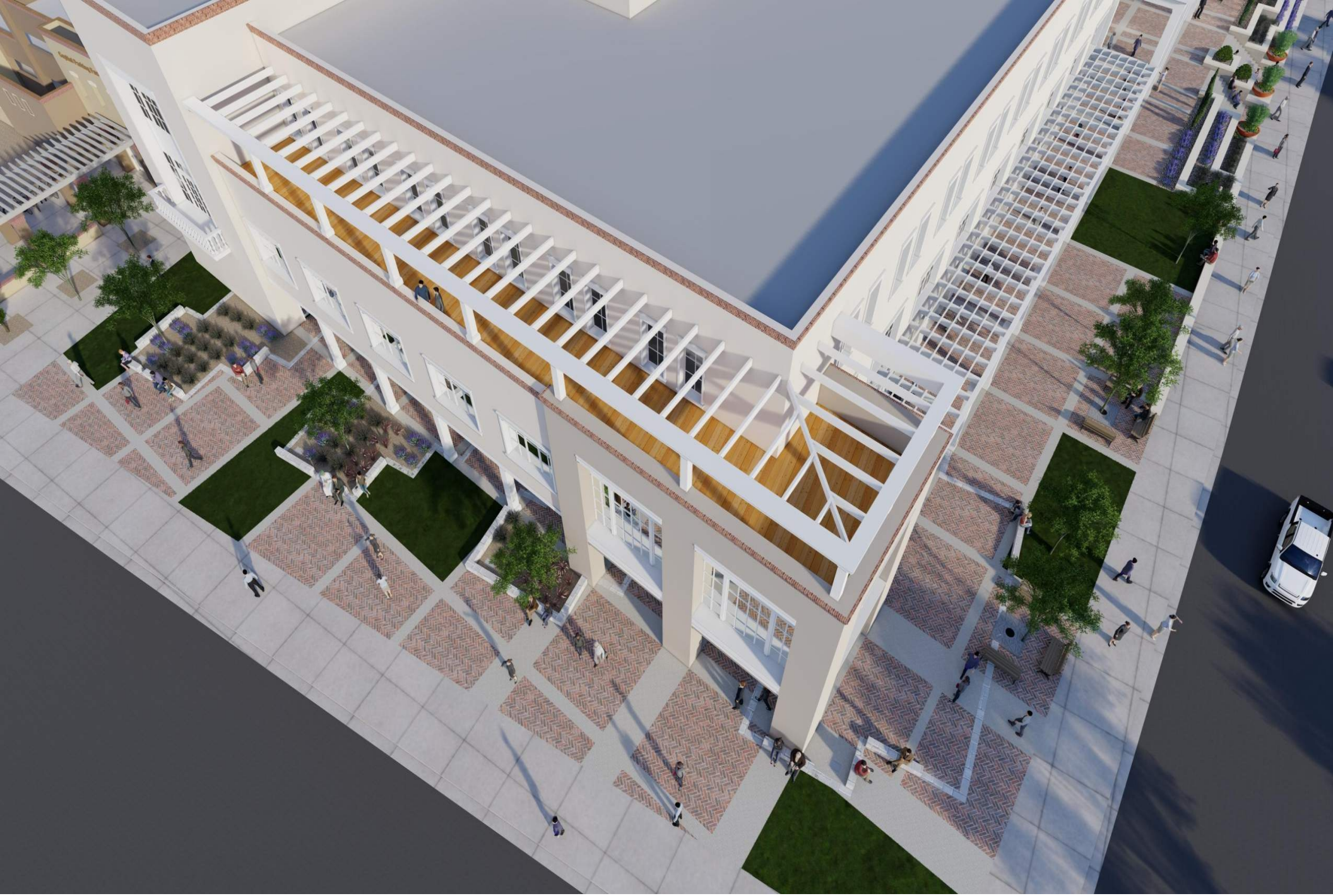

Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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North Elevation

STATE OF NEW MEXICO

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East Elevation

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West Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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City of Santa Fe, New Mexico

memo

DATE: March 26, 2024

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

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2023-007593-HDRB. 130 S Capitol St. Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the Concha Ortiz y Pino building.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

____ **Zoning Review Sheet**

_x_ **Other**: Demolition Report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

_x_ **Photographs**

____ **Other:**

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the Concha Ortiz y Pino Building due to its contributing status and finds the criteria in Section 14-5.2(M)(4) which addresses approval for demolition of historic and landmark structures have not been met.

BACKGROUND & SUMMARY:

The current request for the demolition review of 130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts and this building was determined to be contributing to the Downtown and Eastside Historic District in May of 2023. Please note that 14-5.2(M) in the Code specifically relates to State Capital Outlay projects. Relative to demolition, Section 14-5.2(M)(4) states the following:

> ***(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements***
> *(a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.*
> *(b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.*

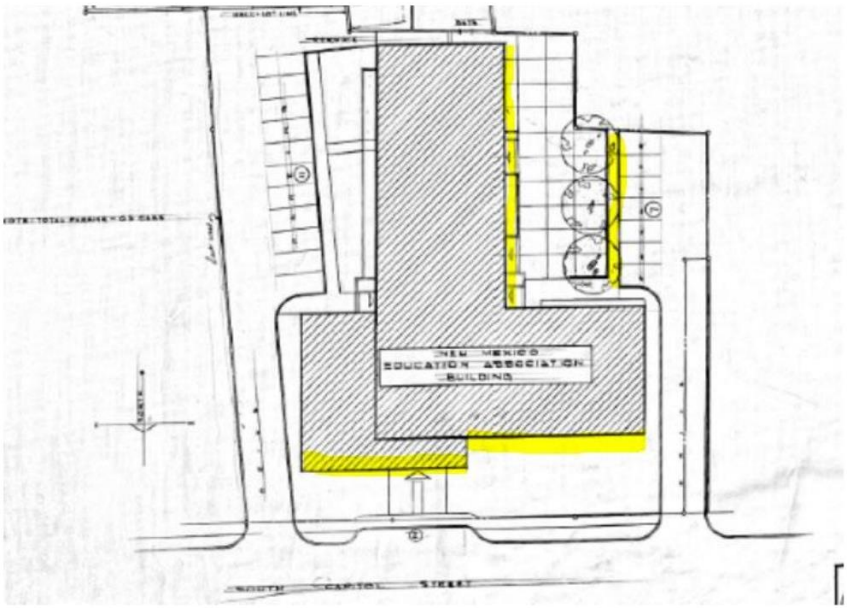
The building at 130 S. Capitol Street represents the evolution of the state government campus. Between 1895 and 1900, the original Capitol building, now the Bataan Memorial Building, was designed E.S. Jennison and was remodeled in 1903 by Isaac Rapp I of Rapp and Rapp in the neo-classical style that is extant in parts of the building today. The Concha Ortiz y Pino Building represents the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico government campus, it was determined that the buildings would be exempt from the ordinance.

The Concha Ortiz y Pino building, which was built in 1968, blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style. An ashlar stone base at the portal and decorative concrete cutouts strengthens the modernist approach.

The original footprint of the building remains.



The Concha Ortiz y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the historic development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.



At the May 9, 2023, hearing of the Historic Districts Review Board (HDRB) designated this building as contributing to the Downtown and Eastside Historic Distric, with the north elevation and the west courtyard elevations being primary. The HDRB designated these elevations as primary because the north elevation conveys shifted massing and fenestration, and the west courtyard elevation due to its design features and relationship to the courtyard. The courtyard wall was also designated as contributing.

On January 18, 2024, the applicant held a community meeting to discuss the proposed demolition of the Concha Ortiz y Pino Building, as well as all other building demolition requests in the S. Capitol Street, Don Gaspar Avenue, and Galisteo Street , to accommodate the new construction of a State Executive Office Building. Many of those who commented expressed concern for the loss of the historic buildings in the streetscapes, including the four bungalows located to the east of the subject site. It should be noted that the community meeting focused on the demolition requests and very little was discussed as to how the streetscape would be established with the proposed new construction. It was made clear that the current applicant is not associated with the new building design.

It has been determined that, even though the issue of how the streetscape would be reestablished with new construction has not been addressed, the demolition requests would be

heard first to determine what the potential streetscape may be given approvals or denials of this and the related requests.

Demolition Criteria Responses:
As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

Concha Ortiz y Pino Building and Courtyard Wall at 130 South Capitol Street
In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;

Applicant Response: The Concha Ortiz y Pino Building was built in 1961 as the New Mexico Education Association Building. It is a concrete building with undivided aluminum windows and is a non-descript example of mid-century Territorial Revival style as it was applied to the design and renovation of institutional structures of the era, particularly amidst the expansion of the Capitol Complex. As a result the Concha Ortiz y Pino Building and its associated courtyard wall are not typical of the character of the greater Downtown and Eastside Historic District as a whole, which is generally characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to the Downtown & Eastside Historic District and the Capitol campus by illustrating the evolution of the interpretation of Territorial Revival Style. It is not identical to other Territorial Revival Style buildings in Santa Fe because it represents a modernist interpretation of the style that meets the intent of the ordinance and yet accommodates for institutional programming needs. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The streetscape in which the Concha Ortiz y Pino Building and its associated courtyard wall are situated will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: The Concha Ortiz y Pino building represents a unique street section and, on an urban design level, tells the story of the expansion of the Capital campus. The only remnants of the residential nature of this block remain with the duplex on the eastern portion of the block.

Furthermore, the Ortiz y Pino building represents compatibility through its low and long scale and does not overwhelm the site. Staff does not agree with the applicant's assertion that this criterion has been met.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection report provided by City of Santa Fe Building Official Bobby Padilla, the existing condition of the building at 130 South Capitol is poor. Mr. Padilla has determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(A) Summary of Procedure

1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.
2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application , make a recommendation to the governing body to either grant or deny the application .

(B) Hearing Required

1) In all applications involving the demolition of a structure , provision shall be made for a hearing, as set forth in the preceding section.
2) The HDRB or governing body , as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such

notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

1) A report on the historic or architectural significance of the structure;
2) A report from the city building inspector on the state of repair and structural stability of the structure;
3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit , a report from the land use director on whether the demolition would damage possible archaeological artifacts; and,
4) Other information as requested by the HDRB or governing body .

(D) Referral to Archaeological Review Committee

Upon receiving an application for demolition of structure in a historic district or a landmark structure, the land use director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.

(E) Appeals

1) HDRB decisions on demolition of structures may be appealed to the governing body pursuant to Section 14-3.17.
2) The governing body , with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the H District regulations under Section 14-5.2. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.

(F) Denial of Demolition Request

A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards

1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

a. Whether the structure is of historical importance;

b. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

c. The state of repair and structural stability of the structure under consideration.

2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:

a. The historical importance of the structure; and

b. The state of repair and structural stability of the structure.

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.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

14-5.2(E) DOWNTOWN AND EASTSIDE DESIGN STANDARDS

(1) Old Santa Fe Style

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

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

(b) All exterior walls of a building are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under portales, or in church-derived designs, inset panels in a wall under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid wall space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof structures, but such structures other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the street on which the building fronts;

(e) True old Santa Fe style buildings are made of adobe with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the adobe effect can be simulated is permissible; provided, that the exterior walls are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

(2) Recent Santa Fe Style

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

(a) No building shall be over two stories in height in any façade unless the façade shall include projecting or recessed portales, setbacks or other design elements;

(b) The combined door and window area in any publicly visible façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a portal. No door or window in a publicly visible façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(d) No less than eighty percent of the surface area of any publicly visible façade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for building permits;

(e) The publicly visible façade of any building and of any adjoining walls shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under portales may be of contrasting or complimentary colors. Windows, doors and portals on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portals may have larger plate glass areas for windows under portals only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

Section 14-5.2(M) State Capitol Outlay Projects

(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.

b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.

b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.

c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.

d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade 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 facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings
State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements
a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community

groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

MOTION: Member Bienvenu moved to approve the Findings of Fact and Conclusions of Law for Item 4, as presented. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (3-0-1) roll call vote with Members Berkley, Bienvenu and Aguilar Medrano voting in favor, none voting against, and Member Guida abstaining.

E. MATTERS FROM THE PUBLIC

Stefanie Beninato said she asked the City Attorney to put in writing what Attorney Ruybalid advised the Board the last meeting on voting that 2 people to 1 is a majority of four. She still believes the Board is engaged in improper voting. She also did not see Historic Board Awards on the City Council agenda for tomorrow. She said she is wondering about the ping-ponging for the exceptions that came before the Board and suddenly went to the Planning Commission for review and is now coming back to the Board. She asked when the appropriate time is to appeal. She said that doesn't help the public have confidence in the process.

F. STAFF COMMUNICATIONS

Ms. Lamboy said the Heritage Preservation Council presentation was scheduled the 10th of May was pushed to May 31st because of budget meetings. The mayor signed a proclamation that will be read at the Awards ceremony on May 18th. She read the proclamation in the record naming the month of May as Historic Preservation Month in the City of Santa Fe.

G. OLD BUSINESS

H. NEW BUSINESS

Chair Rios limited public speakers to two minutes. She explained the appeal process.

1. **2023-006708-HDRB. 128 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review. (Heather Lamboy)

2. **2023-006709-HDRB. 130 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review. (Heather Lamboy)

STAFF REPORT:

The current request for historic status review of 128-130 S Capitol Street is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The buildings at 128 and 130 S Capitol Street represent the evolution of the state government campus. Between 1895 and 1900, the original Capitol building was designed by Rapp & Rapp.

The subject buildings represent the next phase of the Capitol campus evolution, where architect Willard C. Kruger filtered traditional New Mexico architecture through a modernist lens. In 1957 the City of Santa Fe had adopted a "Historic Styles" ordinance, which called for buildings to be built in the Old or Recent Santa Fe Style. Because the building was associated with the State of New Mexico, it was determined that the buildings would be exempt from the ordinance.

While the fleet building is of a clear Territorial-Revival style, the Ortiz y Pino building blends modernism with traditional Territorial-Revival architectural style. While there is a Territorial-Revival brick coping, the larger building blocks and long lines convey a more modernist style.

An ashlar stone base at the portal and decorative concrete cutouts strengthen the modernist approach.

The original footprint of the building remains.

The Concha y Pino building replaced approximately a block of traditional bungalows which are characteristic of the Don Gaspar Historic District. While this project is situated in the Downtown & Eastside Historic District, the development pattern for this portion of town better aligns with the Don Gaspar Historic District, whose northernmost boundary is across Paseo de Peralta to the south.

A known Spanish Colonial structure has also been associated with this site as discovered through archaeological investigations related to the development of the garage structure to the south.

The definition of a contributing structure is as follows: *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.*

The buildings associated with the development and evolution of the State Capitol campus do not represent the character of the historic district as these buildings were developed without regard to the Historic Styles ordinance of the time. The structures are not unique in themselves; however, they do represent the evolution of the interpretation of traditional Northern New Mexico architecture. It is the opinion of staff that the Ortiz y Pino, fleet, and garage buildings do not add to historic associations or historic design qualities that are significant for a district.

STAFF RECOMMENDATION:
Staff recommends the historic status of the structures at 128 and 130 S Capitol St. be maintained as non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

APPLICANT PRESENTATION:

Jennifer Jenkins, on behalf of the State of New Mexico, was sworn. She identified the applicable Historic Overlay District Regulations. She reviewed the status within the districts and the definitions of contributing, significant, and noncontributing, those listed as important or those on the State Register. She noted the State Capital Outlay projects have specific provisions in Section M. The provisions only apply to new structures, additions, alterations, or demolitions and subject to the same status criteria as any other structure in the district. She reviewed how status recommendations are made. Maps of the New Mexico Main Capitol Campus and the vicinity, and the Historic District Boundaries were displayed. In 2012 the Board designated the buildings on South Capitol as noncontributing. Staff recommends, and the State concurs, that status

be maintained. The structures themselves on Don Gaspar were designated as significant and their associated garages as contributing.

She said in 2012 staff noted in the review of the buildings, that the surrounding area had undergone substantial changes. This was no longer residential and had evolved into institutional government buildings. There were several studies over the years commissioned by the City. The studies recommended the creation of a Capital Complex Historic District to acknowledge the unique nature of the history and purpose. The structures bear little relationship in character or historic significance to the Downtown Eastside Historic District. Each study highlighted the need for different and separate districts. The State concurs with staff's recommendations on these three buildings.

PUBLIC HEARING:

Mark Bertram, 906 Trail Cross Ct., was sworn. He said it is important to keep in context what the demolition of the buildings would provide. It is a massive 200,000 square-foot office building with a three-story parking structure the equivalent of the State Capital.

Chair Rios interjected to explain this evening the Board is reviewing status and demolition is not before them. She invited him to come back when the Board hears those issues.

Mr. Bertram commended the Board for reading the over 1800 pages of the packet. He noted that Ms. Jenkins had cited the studies pointing out these buildings are probably more historic than the State wants them to believe. He said as someone in the development business, if he had brought this forward to downgrade for a more convenient development, he would have been laughed at. He said he hoped the Board would keep some of that in mind and will return at the appropriate time.

John Eddy, 14 Avenida Campo Verde, was sworn. He had mixed feelings about the buildings. He said what is interesting and important about the buildings is he believed William Kruger designed them. Kruger was an important architect who pushed for modernization and a move from Territorial to established norms of modern buildings with success. He thought in the context of the property it merits the importance in viewing these buildings.

Randall Bell, 2901 Via Pablo Rael, was sworn. He said he was unaware this was a hearing on the status. He understood Mr. Bertram's concern and thought it important the Board look closely at the building's history and design. He noted that Ms. Lamboy emphasized the government campus does not have a capital theme. He said Mr. Kruger did have an important role in blending modernism with Territorial and the

buildings are important in the history of Santa Fe. He thought since the building is over 50 years old presumptively it should be contributing.

David Rasch, 21 Altura Road, was sworn. He thought it interesting staff recommended noncontributing, yet you can see it is the modernist territorial blend that makes the building interesting. He pointed out another good example is the building on the corner of Palace and Grant. He recommended against non-contributing status because of the integrity of the building and that it represents the Territorial style into midcentury. He said that 1973 is now considered historic and recommended at least contributing, if not significant and should be preserved. He clarified he was speaking only of the Concha Ortiz building.

Richard Martinez,1524 Paseo de Peralta, was sworn. He agreed that the Concha Ortiz building represents an important part of Santa Fe history. The bungalows along Don Gaspar are out of place, but this building is not. It is where it was intended and the context around it has not been lost. He urged the Board to upgrade the Concha Ortiz building to contributing.

Gayla Bechtol, 1813 Hano Road, was sworn. She agreed that the Concha Ortiz is contributing to Santa Fe Style. The modernist pieces with the Territorial elements were used by John Gaw Meem and later architect *Willard* Kruger (not William Kruger). The Territorial style reflects the Bataan Memorial and State Capital. She agreed it did not contribute to the Downtown Eastside but does contribute to what is now the State Complex. She said this was a carveout of the buildings demolished over the years to make way for the State Capital office buildings.

Stefanie Beninato, PO Box 1601, was sworn. She also agreed with an upgrade to contributing for the Concha Ortiz building. She said there is unity in the Territorial style in the buildings and the building represents a point in time by a prominent local architect. It deserves contributing status.

BOARD DISCUSSION:

Ms. Jenkins said most important is that Ms. Bechtol, as a well-known historian, said this building does not contribute to the Downtown and Eastside District. That is the standard with which the HBoard is required to comply. There doesn't seem to be much disagreement that the building does not contribute to the Downtown and Eastside District.

Chair Rios asked staff to confirm that district standards should not be considered this evening, only harmony of the materials, colors and proportion and being in harmony with the other buildings.

Ms. Lamboy said in this case status is being considered as a general harmony to style. She reminded the Board there are other buildings that don't necessarily comply with design standards but have historic merits in their own rights. She noted the Downtown Eastside standard boundaries were drawn in 1957. There was some reference to the Don Gaspar Historic area, but at the time those buildings were not historic. However, the Ortiz family among other native New Mexican families, owned land in the area and a Spanish colonial site is under that building. She thought that may have been the thought process when the Downtown Eastside District was established.

Ms. Jenkins clarified that the reference to consideration of general harmony relates to Section M, which relates to capital outlay. That is not the section governing this evening. She said the status review is like any other and the Board has to make positive findings on how structures contribute to the Downtown Eastside District. She said this is not just an overarching harmony decision. That will be applicable at future proceedings.

Attorney Ruybalid read the definition of “contributing structure” from Code as approximately 50 years old and helps to establish and maintain the character of that district, adds to the historic association or architectural design, and its integrity remains although it may have had alterations. He read the definition of “significant structure” as in the historic district, approximately 50 years that embodies distinctive characteristics of a type, period, or method of construction. It must retain a high level of historic integrity. It may be designated as significant for its association with events or persons important on a local, national, regional, or global level, or if listed or eligible to be, on the State Register of Cultural Properties or the National Register of Historic Places.

Ms. Lamboy read the definition of “non-contributing structure” as a structure in a historic district less than 50 years old or does not exhibit sufficient historic integrity to establish or maintain the character of the historic district. She noted this reference is to the *overall* character of the district.

Member Bienvenu said this is a dispute over what it means to contribute to the historic district as it is clearly laid out in the ordinance. He did not believe that the character of this historic district in particular, is necessarily uniform. It is not equated to style standards in the ordinance for that district. He said it is clear the Downtown Historic District encompasses multiple historic neighborhoods and streetscapes that are not necessarily the same. Everyone would recognize the Plaza as a very distinctive area within the historic district, and the Palace as different from that but also a very important part of the district. There are many different subdistricts even if the code has not been amended to delineate that. In this case he said he agreed there is a subdistrict, passively, the Capital Complex. He was glad these two cases were taken together and separated from the other four buildings which no longer contribute to the subdistrict of the Capitol. This building seems to contribute because it was purposefully built to be a

state office building added to the campus. It clearly relates to the history of the subdistrict of the Capitol. He thought it very characteristic of a time when there was an effort to combine modern with territorial style. There are not a lot of examples. He thought that particular building contributes to the Downtown Eastside District as a contribution to the Capitol Complex. He was in favor of upgrading to contributing for that reason but thought the garage didn't reach that level and was highly utilitarian.

Member Guida said they don't do preservation particularly well in Santa Fe. The ordinance started as a style ordinance and preservation was overlaid into it. The notion of significant, contributing, non-contributing buildings emerged in the 90s and the Board began ruling on status in 2004. This discussion of contributing status is relatively new. The ordinance does not follow closely enough to the national standards for historic preservation. There are gaps the Board has to contend with in status cases. One was highlighted tonight, we don't have statements of significance or periods of significance associated with the historic districts as designated. The Downtown and Eastside is a heterogeneous district. To say this building is contributing because of a particular period, or moment in time, or a movement, etc. when talking about National Register buildings or Department of Interior standards become rudderless because those guidelines are not in place. He is troubled by the notion something would be important because it is old. That is not a standard for preservation. In the past the Board has made status designations beyond what is standard in Code. There is a lot of merit that the Capitol District is recognizable; and merit that it was done by an important Santa Fe regional modernist and that this is an interpretation of Santa Fe style that came after the ordinance. Its style does relate to the rest of the campus of buildings. Style wise the campus has some integrity of the interpretation of Territorial style and congruity with the other modern Territorial style buildings in the state campus. He said for that reason he would support in concept, an upgrade of contributing to the Concha Ortiz building.

He added that another gap that teased out in public comments earlier is the pretense when buildings are given status that they don't think about future development and demolition. Preservation is an act of preserving and because our standards are ill-defined, and because the Board sees status designation as a tool to prevent other types of development, often out of fear of what is not known, is a problem. He empathized with the early public comments presented. He said it is silly to talk about this project without talking about what comes next. For him preservation is not absolute. It is not everything in the ground is valuable; it is relative to current values and needs. He hopes in this case the Board can be objective about the building itself if nothing else.

MOTION: In 2023-006708-HDRB, 128 S. Capitol St., Member Bienvenu moved based on the record presented and staff's recommendation that the status be maintained as noncontributing. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Guida, Aguilar Medrano, Berkley and Bienvenu voting in favor and none voting against.

MOTION: In 2023-006709-HDRB, 130 S. Capitol St., Member Bienvenu moved that findings be entered that the building is more than 50 years old, helps to establish and maintain the character of the Downtown and Eastside District, specifically the portion that is encompassed by the State Capital property, and for that reason be upgraded to contributing. Member Berkley seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Berkley, Bienvenu, and Guida voting in favor and none voting against.

3. **2023-006703-HDRB, 402 Don Gaspar Ave.**, Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 402 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐ Update
NAME OF PROPERTY Historic Name: NM EDUCATION ASSOCIATION BLDG Current Name: CONCHA ORTIZ Y PINO	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒ Building ☐ Structure ☐ Object ☐ District ☐ Site **Subcategory:** ☐ Acequia/Historic Irrigation Ditch ☐ Road/Trail ☐ Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS:130 S. CAPITOL STREET CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒ Urban ☐ Suburban ☐ Rural ☐ Village	**Subcategory:** ☒ commercial ☐ industrial ☐ residential ☐ public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: STATE OFFICE BUILDING **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☒ intact ☐ altered ☐ deteriorated ☐ other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE:1961 ☒ Known ☐ Estimated Source:ARCH. DRAWINGS AND PLAQUE ☒ continuation	**ARCHITECT/BUILDER:** WILLARD C. KRUGER, W.C. KRUGER & ASSOCIATES, BRADBURY & STAMM CONSTRUCTION.
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED TWO-STORY WITH A BASEMENT OFFICE BUILDING BUILT IN A MODIFIED T-SHAPE - FOR A MULITI-PURPOSE ROOM, WITH A BRICK PARAPET, CONCRETE RIBBED AND TERRA COTTA SCREEN DETAILS AND ALUMINUM STRIP WINDOWS WITH PRE-CAST CONCRETE SILLS. PATIO DETAILS INCLUDE DECORATIVE CONCRETE BLOCK. BASEMENT REINFORCED CONCRETE WALLS, CONCRETE FLOORS OVER CONCRETE PAN JOISTS, CONCRETE POST AND BEAM WALLS, INTERNAL ROOF DRAINS. BUILT AS AN OFFICE BUILDING FOR NM EDUCATION AND RENTAL SPACE NOW USED BY THE STATE ENGINEER. AT LEAST THREE BUNGALOW BUILDINGS WERE DEMOLISHED. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 **Address of Property**: 130 S. CAPITOL STREET	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☒ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe: REGIONALLY MODERNIST TERRITORIAL STYLE		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No
If yes, SR#
Is the property individually listed in the National Regi ☐ ☒ No
Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown
If yes, is it ☐ Contributing ☒ Non-contributing
If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing
District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #
Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown
If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23
National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure
National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:
Level of significance: ☒ local ☒ state ☐ national
Area of significance: WORK OF A MASTER, WILLARD C. KRUGER subarea:
Is this property similar to other nearby properties? ☒ Yes ☐ No
Could it be contributing to an undefined district? ☒ Yes ☐ No
Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
Agency Remarks:

C. SHPO Determination:

Name: Date:
National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined
National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:
Level of significance: ☐ local ☐ state ☐ national
Area of significance: subarea:
Could it be contributing to an undefined district? ☐ Yes ☐ No
SHPO Remarks:

HCPI # 53816 **Address of Property**:130 S. CAPITOL STREET	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☒ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☒ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☐ 1 ☐ 1 ½ ☒ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes: EXTERIOR STAIRS TO BASEMENT

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:0 Number Exterior:0

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☐ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 130 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐ N/A **Number of Doorways**: 9
Type: ☒ One-leaf ☒ Two-leaf
Style: ☐ Panel ☐ Diagonal Plank ☐ Dutch ☒ Plain ☐ Vertical Plank ☐ French ☐ Other, describe:
Components: Panels/Lights-Number and configuration ☒ Sidelights - numbe2 and configuration SIDE ☒ Transom
Material ☒ Aluminum ☐ Wood ☒ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl ☐ Other, describe
Depth of Reveal: 5"
Notes: SEE ATTACHED ARCHITECTURAL PLANS

H. Window Openings

☒ N/A **Number of Window Openings**:

Operation:	Material:		Glazing:	
☒ Awning	☒ Anodized Aluminum	☐ 1/1	☒ 2Pane Horizontal	☒ Curtain Wall
☐ Casement	☐ Bare Aluminum	☒ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☐ Double or Single Hung	☒ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☒ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☒ Hopper	☐ Wood	☐ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☐ Other, describe:	☐ 9/9	☐ Grouped, describe:	☐ Other, describe:
☐ Pivot		☐ Other configuration, describe:		
☐ Sliding t				

Depth of Reveal:6"

Notes: SEE ATTACHED ARCHITECTURAL PLANS

I. Other Significant Features

Describe:ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT BLDG BUILT AFTER 1966 FOR USE AS THE MOTOR POOL
Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

Discuss:W.C. KRUGER & ASSOC. ARCHIVES AT UNM LIBRARIES/ CENTER FOR SOUTHWEST RESEARCH

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53816 NMCRIS # 152221 Project Name: CONCHA ORTIZ Y PINO BLDG. HCPI Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name:NM MOTOR POOL Current Name:/MAINTENANCE OFC/GARAGE/LANDSCAPE	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS:128 S. CAPITOL STREET CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☒commercial ☐industrial ☐residential ☐public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: MAINTENANCE, STORAGE , STAFF LOCKERS **CURRENT FUNCTION:**MAINTENANCE AND STORAGE	**CURRENT CONDITION:** ☒intact ☐ altered ☐deteriorated ☐other Describe: NO STRUCTURAL ISSUES
CONSTRUCTION DATE:1966-69 ☒Known ☐Estimated Source:AERIAL PHOTOS X ☐continuation	**ARCHITECT/BUILDER:** UNKNOWN
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE STUCCOED ONE-STORY WITH A BRICK PARAPET, SINGLE HUNG WOOD WINDOWS 1/1, TWO 8 PANEL WOOD DOORS, ONW WITH SIDELITES, ALL WITH WOOD TERRIORTIAL REVIVAL TRIM. SOME WINDOWS HAVE BRICK SILLS. OFFICES ADDED ON WITH HEAVY WOOD FASCIA. ☒ **continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53816 **Address of Property**: 128 S. CAPITOL STREET	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Regi ☐ ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☒ state ☐ national

Area of significance: subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: CAPITOL DISTRICT BUILDINGS COMPLEX

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53816 **Address of Property**:128 S. CAPITOL STREET	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☒ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☒ Other, describe: PAINTED WOOD FASCIA, PANITED WOOD TRIM		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe:

C. Foundation:

☐ N/A ☒ Not visible ☐ None ☒ At Grade ☐ Raised

Materials: ☐ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☒ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	

☒ Other, describe: SOLAR PANELS ON ROOF

E. Chimneys

☒ N/A Number Interior:0 Number Exterior:0

Construction Material: ☐ Brick ☐ Adobe ☐ Stone ☐ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☒ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe

HCPI # 53816 Address of Property: 128 S. CAPITOL STREET	NMCRIS # 152221

G. Doorways

☐ N/A **Number of Doorways**: 3

Type: ☒ One-leaf ☐ Two-leaf

Style: ☒ Panel ☐ Diagonal Plank ☐ Dutch ☐ Plain ☐ Vertical Plank ☐ French ☐ Other, describe:

Components: Panels/Lights-Number 8 and configuration 2/4
☐ r 2 and configuration SIDE ☒ Transom
X Sidelights numbe ☒ Wood ☐ Steel ☐ Metal ☐ Fiberglass ☐ Vinyl
Material ☐ Other, describe

Depth of Reveal: 4"

Notes:

H. Window Openings

☐ N/A **Number of Window Openings**: 11

Operation:	Material:	Glazing:		
☐ Awning	☐ Anodized Aluminum	☒ 1/1	☐ 2Pane Horizontal	☐ Curtain Wall
☒ Casement	☐ Bare Aluminum	☐ 2/2	☐ 2 Pane Vertical	☐ Glass Block
☒ Double or Single Hung	☐ Steel	☐ 3/1	☐ 3 Pane Vertical	☐ Palladian Motif
☒ Fixed	☐ Vinyl	☐ 4/4	☐ 4 Pane Vertical	☐ Picture Window
☐ Hopper	☒ Wood	☐ 6/6	☐ Combination, describe:	☐ Store Front or display
☐ Louver	☒ Other, describe: One window filled in for AC unit	☐ 9/9	☒ Grouped, describe: Paired casement on south	☐ Other, describe:
☐ Pivot		☐ Other configuration, describe:		
☒ Sliding t				

Depth of Reveal:4"

Notes:

I. Other Significant Features

Describe: ONE OF THE TERRITORIAL REVIVAL BLDGS. CREATED AS PART OF THE CAPITOL COMPLEX

7. Associated Properties

Discuss: ADJACENT TO NM EDUCATION OFFICE BUILDING , THIS SITE IS A MAINTENANCE AREA WITH A MECHANIC'S GARAGE. THE CAR WASH WAS DEMOLISHED PRIOR TO 2007.

Are associated properties eligible for listing? YES

8. Documents Available and Their Locations

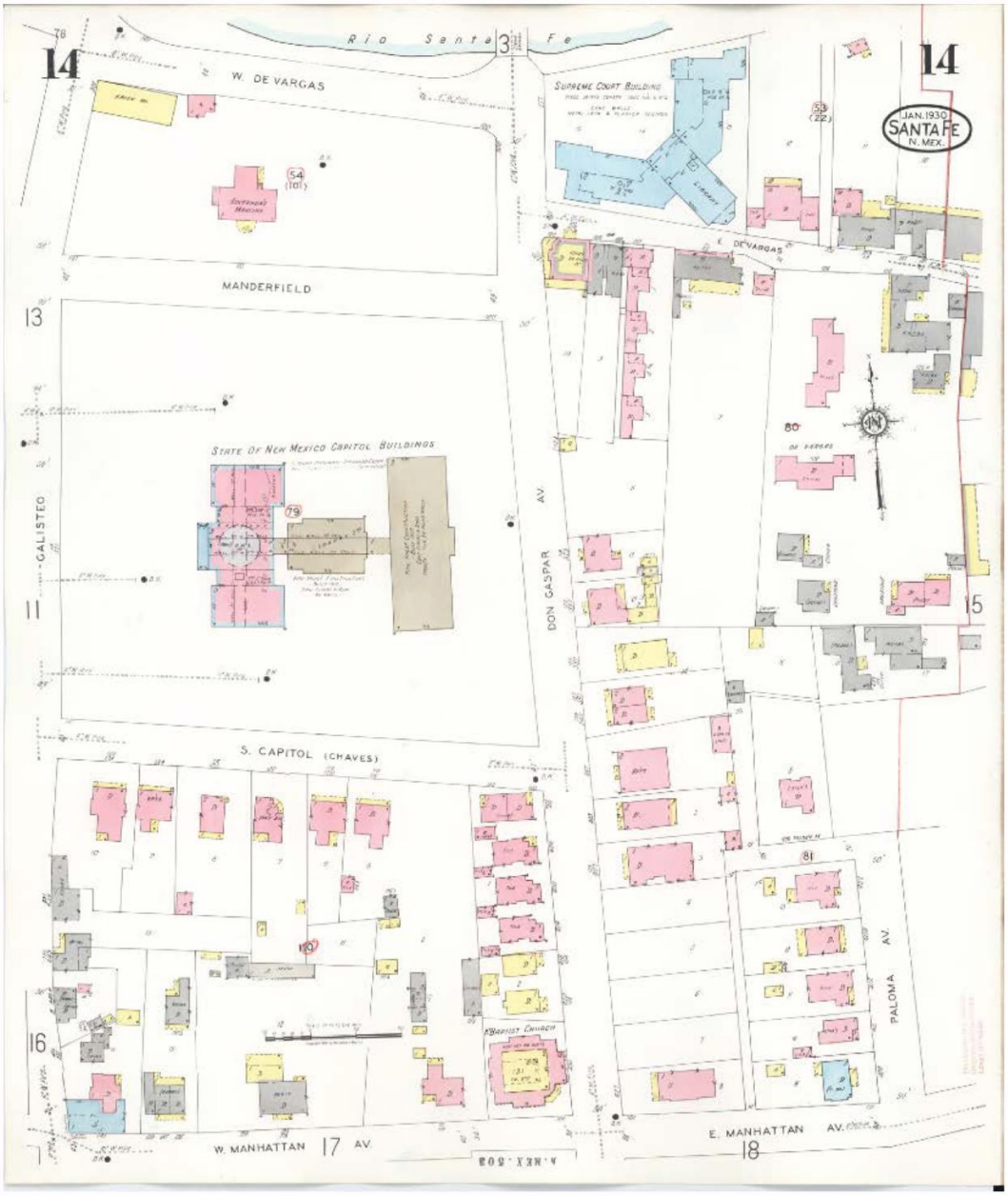
Discuss: HABS REPORT 2012, STATE ARCHIVES; 2011 ARCHAEOLOGICAL DATA RECOVERY, MATTHEW J. BARBOUR, WWW.NMARCHAEOLOGY.ORG/ASSETS.FILES.ARCHNOTES/441.PDF

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☐ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL VIEWS AND SITE PLANS



1930-48 SANBORN INSURANCE MAP



1958, NOTICE THE BUNGALOWS STILL EXTANT

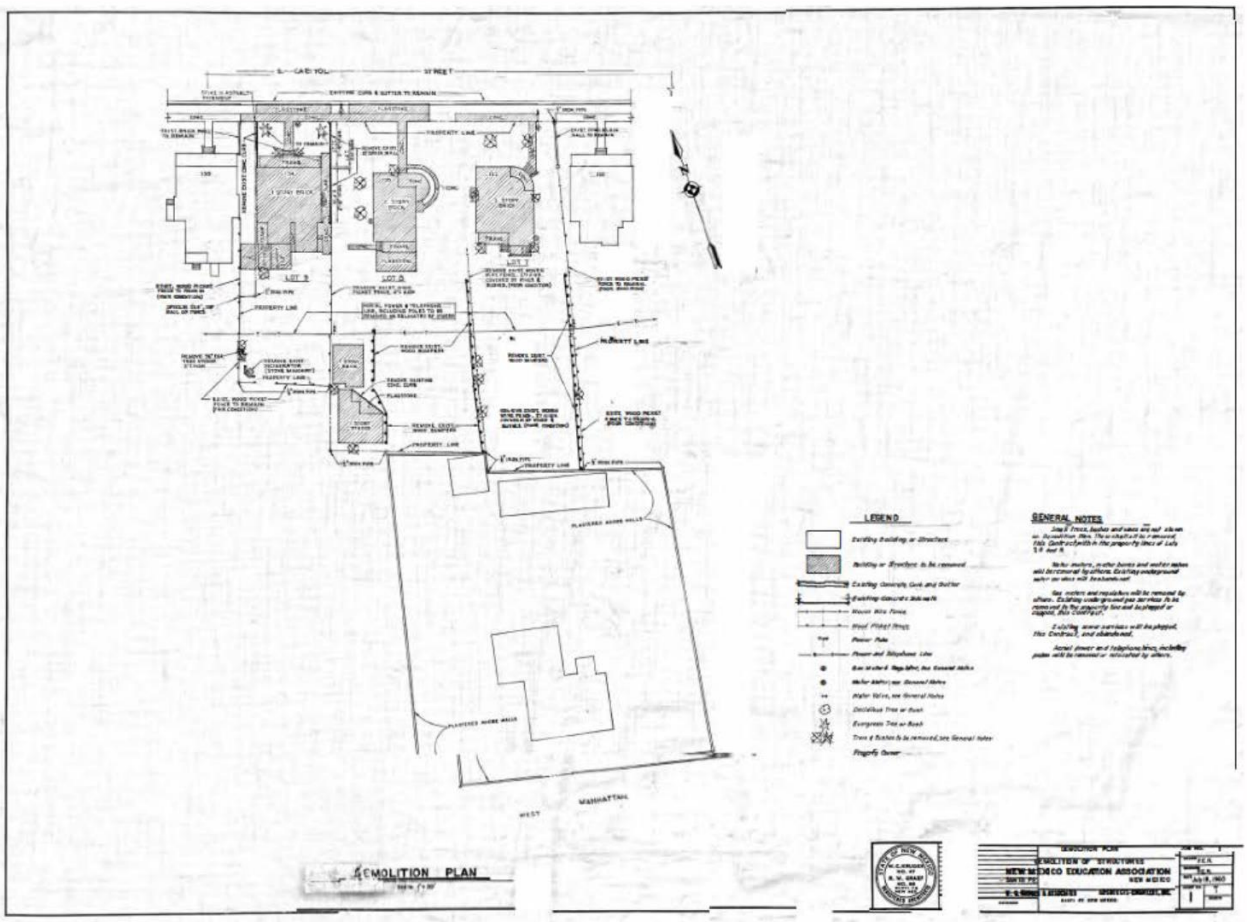


1965 AFTER CONSTRUCTION OF NM EDUCATION BLDG.

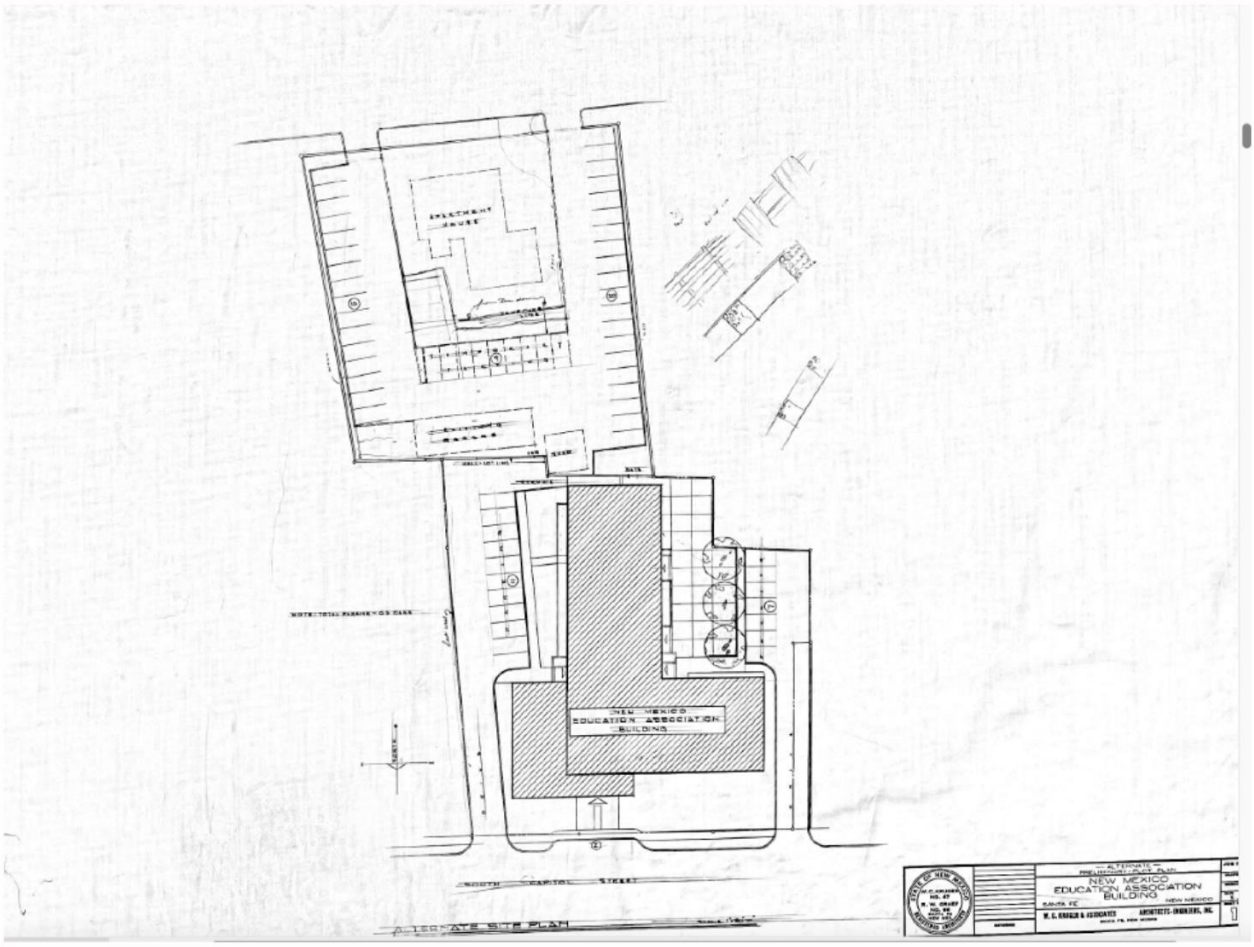
128 & 130 SOUTH CAPITOL ST HCPI CONCHA ORTIZ Y PINO BLDG 2.13.23



1969 AFTER CONSTRUCTION OF MOTOR POOL BLDG



DEMOLITION PLAN FROM ARCHITECTURAL DRAWINGS. NOTE THE HOUSE TO THE WEST LABELED AS AN APARTMENT BUILDING, LATER DEMOLISHED TO MAKE WAY FOR THE MOTOR POOL BLDG.



PARKING PLAN (UNBUILT OR NO LONGER EXTANT) TO THE SOUTH. NOTE THE NARROW DRIVEWAY TO THE WEST OF THE NM EDUCATION BLDG. THE CURB CUT IS EXTANT, NOW USED AS A PLACE FOR A DUMPSTER.



1981, Note apartment building on extension of West Manhattan St. removed. A car wash adjacent to the existing Mechanic's Bldg. was torn down prior to 2007, it is barely visible on this aerial photograph



NORTHEAST VIEW OF CONCHA ORTIZ Y PINO BLDG. ENTRY ON S. CAPITOL AVE.



NORTHWEST VIEW OF CONCHA ORTIZ Y PINO BLDG. AT GALISTEO ST.



WEST FACING COURTYARD AND PARKING LOT



NORTHWEST VIEW IN STREETSCAPE



SOUTHEAST VIEW WITH MULTI-PURPOSE ROOM TO THE RIGHT



SOUTH END FACING PARKING GARAGE, NOTE BRICK PARAPET AS PART OF TERRITORIAL STYLE DOMINATES CAPITOL BUILDING STYLES, INCLUDING CAPITOL BUILDING IN THE BACKGROUND, ALSO ATTRIBUTED TO W.C KRUGER (WITH JOHN GAW MEEM.



ENTRY ON SO. CAPITOL AVE. NEW RAMPS ADDED 2019-2020. NOTE DECORATIVE STONE AND CONCRETE LANDSCAPING WALLS



COURTYARD DETAIL WITH DECORATIVE CONCRETE BLOCK



SOUTHWEST FACING COURTYARD DETAIL



SOUTHWEST FACING COURTYARD IN CONTEXT WITH ADJACENT GARAGE AND STORAGE. NOTE BATAAN MEMORIAL BLDG BEYOND. SIMILAR IN STYLE



WINDOW DETAIL SHOWING PRE CAST CONCRETE SILL AND ALUMINUM RIBBON WINDOWS



SOUTHEAST VIEW FROM ADJACENT PARKING GARAGE



LOOKING NORTHWEST FROM PARKING GARAGE. NOTE BUNGALOW ACROSS THE STREET, AND NEXT TO THE VILLAGRA BLDG. ONE OF THE FIRST TERRITORIAL REVIVAL STYLE BLDGS. OF WHICH THIS BLDG. FOLLOWS IN A MODERNIST VEIW



NORTHWEST CORNER OF MOTOR POOL BLDG.



NORTHEAST CORNER OF MOTOR POOL BLDG.



NORTHWEST CORNER OF MOTOR POOL BLDG. NORTHWEST CORNER OF MOTOR POOL BLDG. CONCHA ORTIZ Y PINO BEHIND



NORTHWEST CORNER OF MOTOR POOL BLDG. AND CONCHA ORTIZ Y PINO BLDG



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHWEST CORNER OF MOTOR POOL BLDG.



SOUTHEAST CORNER OF MOTOR POOL BLDG.

SOUTHWEST CORNER OF GARAGE/STORAGE AT REAR OF MOTOR POOL LOT



SOUTHWEST VIEW OF ADJACENT GARAGE



NORTHWEST VIEW OF ADJACENT GARAGE



NORTHEAST VIEW OF ADJACENT GARAGE



SOUTHEAST VIEW OF ADJACENT GARAGE, NOTE DECORATIVE BLOCK WALL FILLED IN ADJACENT TO GARAGE FOR LANDSCAPING STORAGE



SOUTHEAST VIEW OF GARAGE SHOWING CONTEXT AND ADJACENCY TO CONCHA ORTIZ Y PINO BUILDING



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE



DETAIL OF WALL SURROUNDING THE MOTOR POOL SITE SHOWING INITIAL COLOR OF STUCCO BEHIND THE PAINT

Information about Willard C. Kruger on the Web

https://www.wikiwand.com/en/Willard_C._Kruger#introduction

A number of works by Kruger or his firm are listed on the national Register of Historic Places.

https://sah-archipedia.org/search?search_api_views_fulltext=willard+c.+kruger

http://albuquerquemodernism.unm.edu/wp/humanities-building-unm/

building threatened? yes	surveyed date 11/8/84 by HMW	county SANTA FE	ID no. 051610237
field map SFHD #4	number 237	UTM reference zone 12 13	easting northing

location description: 130 S. CAPITOL

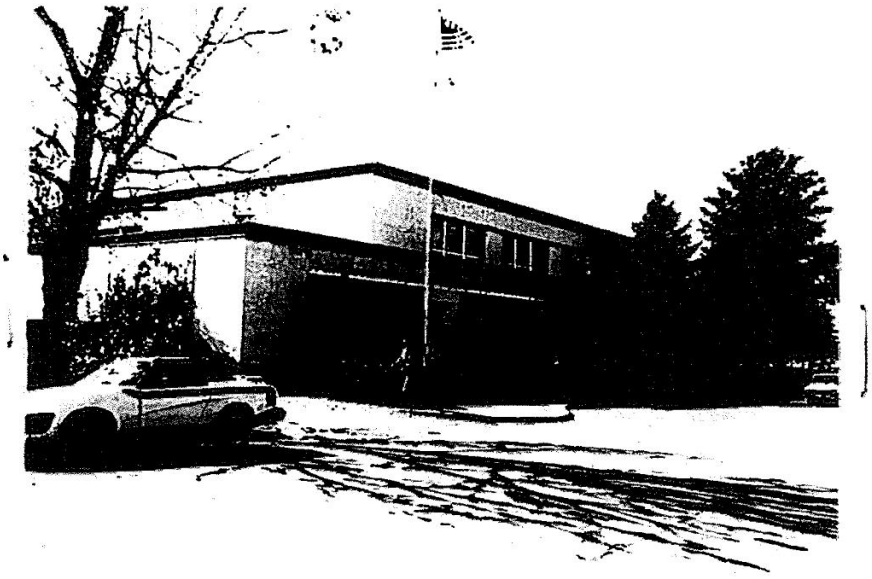
city/town: SANTA FE

land grant/reservation

building name: NAT'L EDUC. ASSOC.

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by HMW no. SFHD # 10	negative nos. 15A	loc. of neg. HPB



plan shape

style: TERR. REV.

foundation material

wall material/surface

architectural features

comments

date of construction: ___ estimate 1963 actual

source: SANBORN

use
present: residential
other: ___
historic: residential
other: ___

condition
___ excellent ___ good
___ fair ___ deteriorating

degree of remodeling
___ minor ___ moderate ___ major
describe:

surroundings: GOV'T

relationship to surroundings
___ similar ✓ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

building threatened? yes

surveyed date 11/8/84 by HMW

county SANTA FE

ID no. 051610238

field map number SFHD #4 238

UTM reference zone 12 13 easting northing

location description

138 (?) S. CAPITOL

city/town SANTA FE

land grant/reservation

building name NM STATE MOTOR POOL

legal description tnsp ___ N S range ___ E W sec ___ ½ ___ ½

film roll by HMW no. SFHD # 10

negative nos. 18A

loc. of neg. HPB

plan shape



date of construction P45 estimate ___ actual

source SANBORNS, SF DIR.

use
present residential
other ___
historic residential
other ___

condition
___ excellent ___ good
___ fair ___ deteriorating

style TERR. REV.

foundation material

wall material/surface

degree of remodeling
___ minor ___ moderate ___ major
describe:

architectural features

surroundings GOV'T

relationship to surroundings
___ similar ___ not similar

district potential
___ yes ___ no

significance
___ eligible ___ of interest ✓ none
if eligible, why? N.C. DATE

comments

associated buildings? ___ yes
what type?

if inventoried, list ID nos.

see back? ___ yes

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 130 South Capitol Street

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 130 South Capitol Street (Concha Ortiz y Pino Building and courtyard wall). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

130 South Capitol Street – Concha Oriz y Pino Building: Non-residential structure built in 1961 as the New Mexico Education Association Building, now called the Concha Ortiz y Pino Building. According to the HCPI, the two-story structure was designed by Willard C. Kruger and built in Territorial Revival style with reinforced concrete walls, brick coping at the parapets, undivided aluminum windows, pre-cast concrete window sills, and a basement. Decorative concrete block walls are present on the site and date to the building's construction. Three bungalows were demolished in order to make space on the site for the construction of this building during the expansion of the Capitol Complex.

Existing Conditions

As reflected in the structural inspection report provided by City of Santa Fe Building Official Bobby Padilla, the existing condition of the building at the subject properties is poor (see attached Structural Inspection Report). The City's Building Official has determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy

access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

Concha Ortiz y Pino Building and Courtyard Wall at 130 South Capitol Street

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The Concha Ortiz y Pino Building was built in 1961 as the New Mexico Education Association Building. It is a concrete building with undivided aluminum windows and is a non-descript example of mid-century Territorial Revival style as it was applied to the design and renovation of institutional structures of the era, particularly amidst the expansion of the Capitol Complex. As a result the Concha Ortiz y Pino Building and its associated courtyard wall are not typical of the character of the greater Downtown and Eastside Historic District as a whole, which is generally characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The streetscape in which the Concha Ortiz y Pino Building and its associated courtyard wall are situated will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection report provided by City of Santa Fe Building Official Bobby Padilla, the existing condition of the building at 130 South Capitol is poor. Mr. Padilla has determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structures at 130 South Capitol Street will inherently cause those structures to lose their Contributing historic status, staff have determined that an exception is required to SFCC §14-5.2(M)(3)(b), which reads as follows:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: The character of the Downtown and Eastside Historic District and the Capitol Complex Historic Neighborhood will not be damaged by the demolition of the Concha

Ortiz y Pino Building and its associated courtyard wall, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: To-date, the structure at 130 South Capitol Street has been minimally maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that the building is presently occupied and operational. Future maintenance of the existing structure will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the Concha Ortiz y Pino Building and its associated courtyard wall will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently occupied and operational.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Sincerely,

Lisa Gavioli

Lisa Gavioli, Senior Project Manager

Attachments:
1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 128 & 130 South Capitol Street
4) Photos – 130 South Capitol Street
5) Structural Inspection Report – 128 & 130 South Capitol Street
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 130 South Capitol Street (Concha Ortiz y Pino Original Plans)
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

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

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

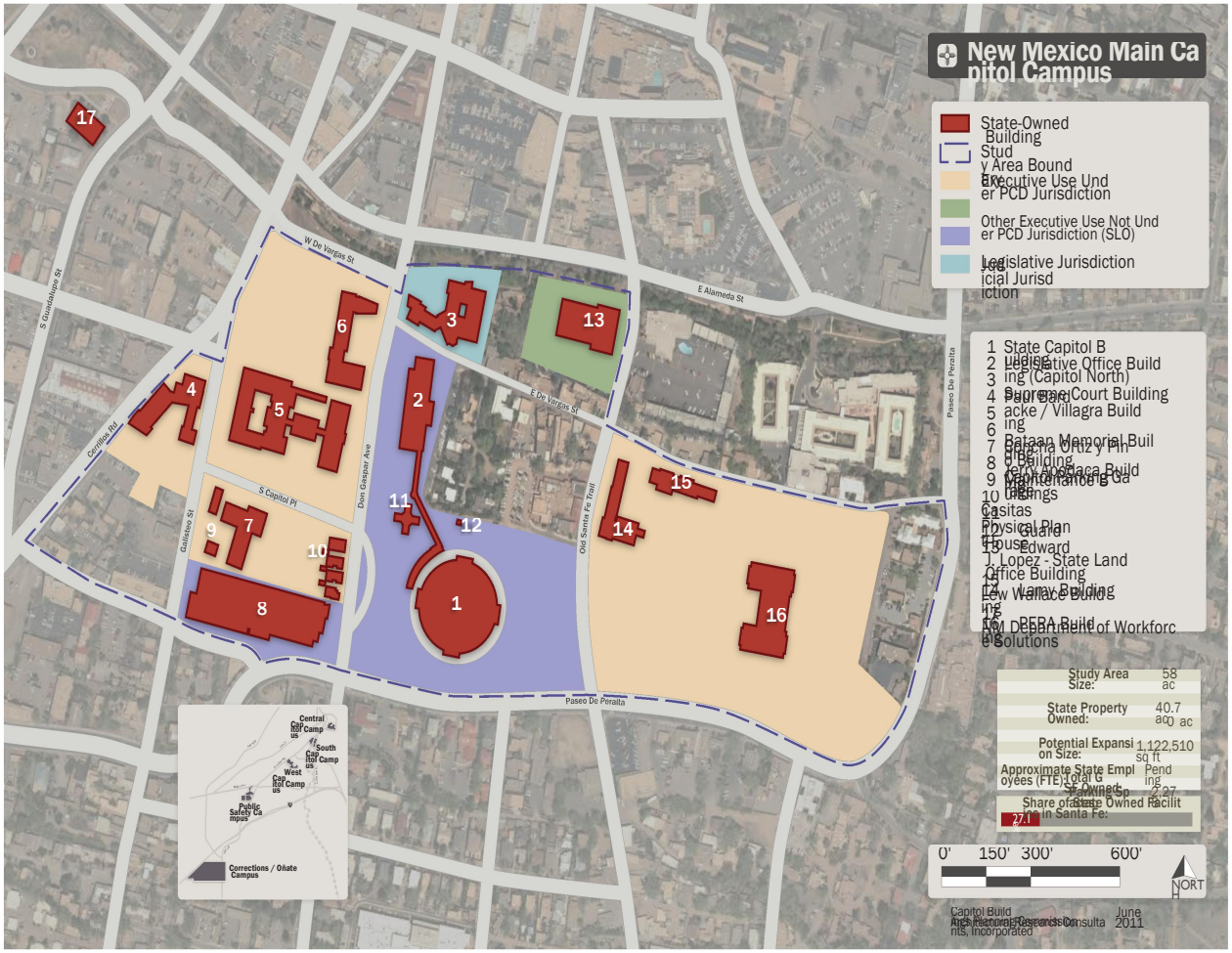
By: _____ 3/20/23
Anna Silva
Print Name Date

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026


New Mexico Main Capitol Campus
State-Owned Building
Study Area Bound
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bard
5 Jacke / Villagra Building
6 Bataan Memorial Building
7 Juan Ortiz y Pino Building
8 Jerry Apodaca Building
9 Capitol Parking Garage
10 Maintenance Buildings
11 Casitas
12 Physical Plan
13 Guard House
14 Edward J. Lopez - State Land Office Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 1,122,510 sq ft
Approximate State Employees (FTE): Total G Pending
Share of State Owned Facilities in Santa Fe: 27.0
0' 150' 300' 600'
NORTH
Capitol Building
Architectural Research Consultants, Incorporated
June 2011
W De Vargas St
E Alameda St
E De Vargas St
S Capitol Pl
Paseo De Peralta
Don Gaspar Ave
Old Santa Fe Trail
Galisteo St
Cerrillos Rd
S Guadalupe St
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Not to scale.

Site Boundary

BUILDING KEY:

1. Motor Pool Building
   128 S. Capitol Street
2. Maintenance / Garage
   128 S. Capitol Street
3. Concha Ortiz y Pino Building
   130 S. Capitol Street
4. "Don Gaspar Casitas"
   402 Don Gaspar Avenue (casita & garage)
5. 406 Don Gaspar Avenue (casita & garage)
6. 410 Don Gaspar Avenue (casita & garage)
7. 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Complex

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 87125 www.arcplanning.com

New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place
Santa Fe, NM
Evaluation Date:
2020-07-23
Evaluator: MV

Evaluation Status:
Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

Starred (*) year built and facility age numbers are approximates.

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	0.17 $272.00	FCI Cost:	$1,549,408
FCI Score:		FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual Earned	Percent Score (E/A)
The Site	244	234.0	164.0
Physical Plant Assessment	367	357.0	282.5
Adequacy and Environment	389	252.0	188.0
Total	1000	843.0	634.5

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

*The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.

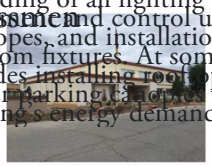
*The ARC evaluator conducted no on-site assessment. Information was gathered from staff interviews, traffic observations, and informal inquiries.

*A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.

*A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.

*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC distribution system in 2015, HVAC modifications and a new HVAC control and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO project also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building offices 71 people and has a total gross square footage of 18,000 sf.

Access to the Concha Ortiz y Pino Building is from South Capitol Place. The building's main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in poor condition. There are significant parking lot repairs required that are not addressed in the ongoing CIP. An ADA accessible ramp is in progress.

Pedestrian access from the State Capitol Parking Facility to the Concha Ortiz y Pino Building is to the west with Facilities Maintenance Division Maintenance Offices on the east side of the building.

The parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in the ongoing CIP. An ADA accessible ramp is in progress.

Pedestrian access from the parking lot to the west and the off-street parking available on South Capitol Place

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking lot are also trouble spots.

A dumpster enclosure lits between the Concha Ortiz y Pino Building and the BCD Grounds Services Building. The dumpster enclosure needs a AD Accomplish handrail.

Sec

Capitol Place. The encloser is in good condition and contains a lockable gate.

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees

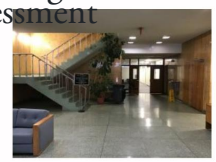
The building has a working fire alarm system. However, in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

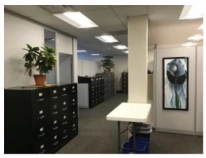
The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes

The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018.

The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are heat cover from the elements. The lobby is in good condition, however, it has damaged horizontal blinds.

The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a building with drop-on-fixture. A portion of the floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed well maintained. The rest of the building has painted CMA and painted gypsum wallboard. Several offices on the first floor have wood paneling.

Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. The building's first and second floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to the lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted floor space for dividing office space areas. Some offices and rooms have wall-mounted signs, while others have

The lobby ceiling has a Bard lid with a popcorn-textured finish. The building's first and second floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to the lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted floor space for dividing office space areas. Some offices and rooms have wall-mounted signs, while others have

New Mexico GSD
Long-range Strategic Space Master Plan for Santa Fe Area Owned Buildings
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A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted shelves, while others have

The building has no elevator, and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates in adequate capacity with the addition of the surface

[illegible] and [illegible] overcurrent protection at [illegible] conductors and [illegible] wiring.

The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles. The lavatories have

[illegible] and [illegible] water waste line pipe insulation.

The building lacks tactile and braille signage. Only a few tactile and braille signs are in the building.

[illegible] the elevator lacks tactile and braille signage.

[illegible] are compliant with contrasting markings [illegible] however the [illegible] the restroom stalls and [illegible] however, the [illegible] exterior [illegible] ADA compliant and lacks [illegible] [illegible] [illegible]

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not conceived. Office furniture impedes clear pathways.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cohesive.

The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz

Constructed:

Square Feet: 31843 GSF

Foundation/Slab/Structure: Masonry

Roof: Single-ply membrane

Exterior Walls: Stucco

HVAC: Gas boilers, chiller, forced air

Fire Protection: Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator

Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020

01-001-00018 · Concha Ortiz y Pino Building

CIP Project Summaries

Project No.	Code	Project Name	MAC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,399**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$102,815	**$129,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Interior Improvements - Door Hardware	$9,006	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements Interior Renovation	$4,052,977	**$540,443**
01-001-00018.2007	2.05.A01.1.	**Total of Project Budgets**		**$1,214,430,989**
01-001-00018.2008	4.04.E01.5.			**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 06. **Type 2:** A03.1. **P/Class:** 2.



Project Description

Concrete walks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,209
4	Install handrails	2.3223	16.0	LF	1.00	$73.00	$1,169
5	Replace open stairs	2.3223	7.0	Riser	0.50	$673.76	$2,359
6	Install ramp	1.1212	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	2.3224	2.0	Pair	1.00	$374.59	$748
8	Install edge protection	2.3224	110.0	LF	1.00	$373.75	$1,139
9	Re-stripe accessible parking and access isles	1.1219	5.0	Stall	1.00	$44.65	$223
	Maximum Allowable Construction Cost	1.1215				$10.35	$52,076
	Total Project Cost	1.1439					**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility: Concha Ortiz y Pino Building IDNO: 01-001-00018
Category: 3. Type 1: 04. Type 2: A03.2. P/Class: 2.



Project Description

Description: !e building has no ADA-compliant,multi-stall restrooms. A single-stallrestroom in the basement is the only ADA-compliantrestroom in the building.
!e restroom doors on the second "oor are too narrow to be compliant. !e wall and "oor #nishes in all multi-stall restrooms are in poor condition with
cracked and missing tiles, the terrazzo "ooring is in fair condition with some unsightly patched areas. !e ceramic tile walls still have visible holes from
previous mounting locations of the restroom accessories. !e tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware
but lack water waste line pipe insulation. !e partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the
Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into
surfaces. !e restroom stalls have grab bars installed, however, the grab bars are not ADA adjacent. !e cespace in order to keep a compliant #xture count
compliant and lack vertical grab bars. !e restrooms also lack the
proper clear "oor space to accommodate an ADA compliant stall. To achieve proper clear "oor space the restrooms will require recon#guration.

Description	Code	Quantity Unit	Adjustment	Cost	Subtotal Cost
1 Renovate multi-stall restrooms	2.1119	1,200.0 SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost					$658,056
Total Project Cost					$881,795

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility: Concha Ortiz y Pino Building **IDNO:** 01-001-00018
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility: Concita Ortiz y Pino Building
IDNO: 01-001-00018
Category: 4. Type 1: 06. Type 3. 2: B02. P/Class:



ProjectDescription

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	
	Maximum Allowable Construction Cost						$22,898
	Total Project Cost						$29,195

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility: Concha Ortiz y Pino Building
IDNO: 01-001-00018
Category: 4. Type 1: 06. Type 3. 2: B04. P/Class:



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.232 1	1,500. SF 0	1.00	$6.41	$9,615
Maximum Allowable Construction Cost						$9,615
Total Project Cost						$12,259

Project 01-001-00018.2006 · Exterior Improvements

Facility: Concha Ortiz y Pino Building IDNO: 01-001-00018
Category: 10. Type 1: 05. Type 2: 3. C01: P/Class:



Project Description

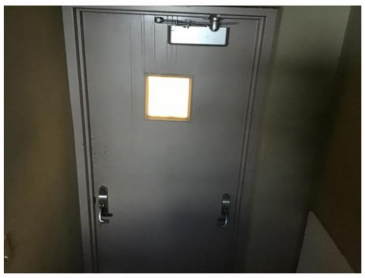
The exterior wall are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2139	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2220	2,500.0	SF	1.00	$131.20	$328,000
4	Install fog coat	2.2324	3,250.0	SF	1.00	$6.41	$20,833
5	Repair stucco	2.2321	3,000.0	SF	1.00	$6.41	$19,240
	Maximum Allowable Construction Cost	2.2320	13,000.0				$403,315
	Total Project Cost						$540,443

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility: Concha Ortiz y Pino Building
IDNO: 01-001-00018
Category: 2. Type 1: 05. Type 1. 2: A01. P/Class:



Project Description

Door handle is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							$1,214

Project 01-001-00018.2008 · Interior Renovation

Facility: Concha Ortiz y Pino Building
IDNO: 01-001-00018

Category: 4. Type 1: 04. Type 2: E01.
P/Class: 5.



Project Description

Renovate the interior of the building to facilitate the building's program.

The building is a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							$5,430,989

Long-range Strategic Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas: Facilities Condition Assessment

The State of New Mexico

Summary

General Services Department

Facilities Management Division

and the Capitol Buildings Planning Commission

GSD

FMD

April 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico

505-842-1224

https://www.arcplanning.com

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New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of □oors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00		$706,034
	2.312		

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual Earned		Percent Score (F/A)
□e Site	244	223.0		49.5
Physical Plant Assessment	367	357.0	170.0	[illegible]
Adequacy and Environment	389	262.0	130.0	49.6
Total		842.0	410.0	

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Sta vacated the building due to statewide health directives. e ARC evaluator conducted no on-site sta interactions, tra c observations, or informal inquiries.

Site Assessment





e Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. e building is not on the historical registry. e State Capitol Building stands just to the east across Don Gaspar Avenue. e Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across Old Capitol Place.

Landscaping consists of compacted dirt areas, weeds, grass, and a few trees and ornamental shrubs. Concrete and brick walkways lead to the building's main entrance. Site furniture, the covered portal, stands at the building's entrance. There is no seating outside. A detached garage stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned in the backyard.

Safety/Security

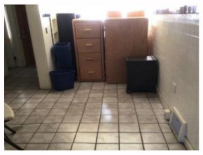
No fencing surrounds the building except for the walled-in backyard. e main entrance has insu cient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for sta and the public. ere is no exterior building-mounted lighting. Utilities to the building are underground.

Accessibility

Access to the main entrance is by a ramp that leads to the front door. A handrail on the ramp is missing. There are no steps at the main entrance, only stairs that lead to the pavement and the covered portal. The pavement under the covered portal has a cross slope that exceeds 2%. Signage is absent from the building, and its function is not identified. Concrete and brick sidewalks lead to the building's main entrance. One catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. e only shade structure

Building Assessment





□e single-story Casita at 402 Don Gaspar Avenue is vacant. □e building contains a reception area, o□ces, open work areas, three restrooms, and two kitchens. □e building's measured area is 1,745 sf, which di□ers from the General Services Department (GSD) calculations. □e foundation and structure appear to be in fair condition, and over all sections of the stat. reports no issues. □e coated roof building drains positively.

□e Casita's construction includes wood framing with a stucco exterior. □e stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

□e exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior Centralized rooms include open and closed o□ces, restrooms, kitchens, and basement storage. Two brick □replaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. □e restrooms and kitchens have dated ceramic tile □oors and wainscot on the walls.

□e interior walls consist of wood studs, gypsum board, and paint. □e interior walls are in poor condition. □e paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted □uorescent □xtures with painted conduit. Surface-mounted conduit is also present on the wall to feed power to electrical outlets.

Mock windows have blinds in poor condition. □e casework in the wall to feed power to electrical outlets.

Signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

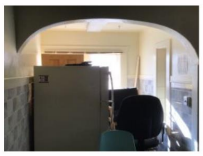
Safety/Se Air-Intrusion alarm system with a camera surveillance system is absent. □e building does not have a □re alarm or □re suppression system. A □re extinguisher hangs on the wall.

ADA and Code Compliance

□e kitchen and restroom sinks lack pipe insulation and knee space. □e kitchen and bathroom □xtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





□e Casita once served as a two-family residence in the 1930s. Since that time, it has become o□ces and storage space. Currently, GSD uses the building as storage space. □e o□ces are vacant.

Support

□e building does not have an accessible ramp at the entry.

Program Spaces

All o□ces were vacant at the time of the evaluation.

□e stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar

Constructed: 1900

Square Feet: 1745 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Coated membrane

Exterior Walls: Wood frame and stucco

Ground-mounted cooling, basement boiler

Fire Protection: Fire extinguishers

Site Plan



ReviewParticipants

Ann Marie Allen, ARC FacilitiesEvaluator

GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MAC $	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,38	$8,14
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,39 7	$31,10 7
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,1 47	$269,5 37
01-001-00019.2004	4.05.D06.3.	ADA Security Upgrades Compliance: Interior	$27,48 5	$36,83 1
01-001-00019.2005	3.05.A03.3.3.	Hazardous Material Remediation	$84,71 3	$113,5 15
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,9 75	$242,5 06
01-001-00019.2007	4.13.A02.2.		$3,68 0	
		Total of Project Budgets		**$706,0 38**

Project 01-001-00019.2001 · LandscapingUpgrades

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
Category: 4. Type 1: 06. Type 2: B02. P/Class: 3.



ProjectDescription

□e landscapingis neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping.
Prune establishedtrees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping,xeric, ground prep, mulch, reuse existingirrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							$8,142

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
Category: 3. Type 1: 06. Type 2: A03.1. P/Class: 3.



Project Description

Description: Sidewalksare old, worn, weed infested, and have settled creating uneven walksthat are not ADA compliant. No accessiblecurb cut is present.
No accessibleramp leadsto the building entrance.

Replaceold sidewalks.Install a curb cut ramp. Install an accessibleramp leadingto the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1117	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessibleramp	8.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrail	1.1217				$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							$31,107

Project 01-001-00019.2003 · Exterior Building Improvements

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
Category: 4. Type 1: 05. Type 2: C03. P/Class: 3.



Project Description

Stucco and paint are cracking and peeling. □e building's windows are single pane, broken, and painted shut.
□e exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.
Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity Unit		Adjustment	Cost	Subtotal Cost
	Replace windows	2.2226	172.0			$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0				$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.46	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	2.3916	5.0	Allowance		$20,000.00	$20,000
7	Install exterior light □xture (LED)	2.3614	1.0	EA	3.00	$1,552.50	$7,763
8	Install building identi□cation sign					$313.40	$201,147
Maximum Allowable Construction Cost							
Total Project Cost							$269,537

Project 01-001-00019.2004 · Security Upgrades

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
Category: 4. Type 1: 05. Type 2: D06. P/Class: 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.402	4.0	EA	1.00	$2,990.00	$11,960
	Install surveillance system with cameras	2.402		EA		$15,525.00	$15,525
	Maximum Allowable Construction Cost						$27,485
	Total Project Cost						$36,830

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
Category: 3. Type 1: 05. Type 2: A03.3. P/Class: 3.



Project Description

Oneserrd support rooms do not have ADA-requiredsignage.A compliant drinking fountain is absent. □e break room sink is not compliant. Verticaland horizontal grab bars are missing in the restrooms. □e restroom sinks have uninsulated pipes. Severaldoors have knob-style hardware. □e stairs and handrails in both basement stairwaysare not compliant. All doorswithin the Casita are 2'-8", or 2'-0" wide and are not ADA compliant. Install tactile and Braillesignagein the building. Install an accessibledrinking fountain. Install a compliant sink and caseworkin the break room. Replace knob-style door hardware with leverhandles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity Unit		Adjustment	Cost	Subtotal Cost
1	Install tactile and Braillesigns	2.3611	9.0	EA	1.00	$154.25	$1,388
				EA		$3,018.75	$3,019
3	Install hi/lo drinking fountain	2.3511				$1,539.61	$3,079
4	Install ADA sink cabinet	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Replacedoor hardware	2.3724	3.0	Set	1.00	$41.3	$340
6	Install ADA lavatory pipe insulation	2.3725	24.0	Riser	1.00	$339.5	$124
	Install grab bars					$673.97	$16,175
	Replacestairs and handrails	2.3224	8.0	EA	1.00	$2,472.96	$19,784
9	Expand door openings	2.2115				$2,812.08	$22,497
	Install hollowable wood	2.2126					$84,713
Maximum Allowable Construction Cost							$113,515
Total Project Cost							

Project 01-001-00019.2006 · Interior Refurbishment

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
Category: 4. Type 1: 05. Type 2: 3. E01. P/Class:



Project Description

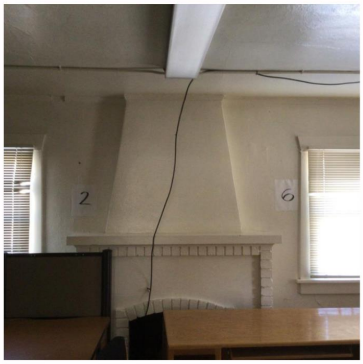
Interior flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							$242,506

Project 01-001-00019.2007 · Hazardous Materials

Facility: 402 Don Gaspar - Casita IDNO: 01-001-00019
Category: 4. Type 1: 13. Type 2: A02. P/Class: 2.



ProjectDescription

Becausethe building is 90 yearsold, hazardousmaterialsmay be present.

Commission a hazardous materialsstudy.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materialsstudy	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							$4,398

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New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Lat/Long:	0.06 35.682484 / -105.94102	No/type of parking spaces:	2 spaces in shared driveway

Building Data			
Permanent building area:	1219 GSF	Number of □oors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00		$342,625

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual Earned	Percent Score (E/A)
□e Site	244	215.0	135.5
Physical Plant Assessment	367	357.0	189.5
Adequacy and Environment	389	167.0	420.5
[illegible]			95.5

Excellent=90-100% Satisfactory=70-80% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





□e single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. □e building is not on the historical registry. □e State Capitol Building stands to the east across Don Gaspar Avenue. □e Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

A shared driveway to Don Gaspar Avenue brings visitors and staff to the Casita's east side. □e driveway can accommodate two cars. No drop-o□ or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identi□es the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Drainage consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. □e only shade structure, the covered portal, stands at the building entrance. □ere is no seating outside.

Site Sidewalks are the four casitas across Don Gaspar Avenue from the State Capitol Building.

Safety/Security

No fencing surrounds the building except for a block wall enclosing the backyard. □e main entrance has insu□cient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for sta□ and the public. □ere is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Not security camera shang on the building.

Accessibility

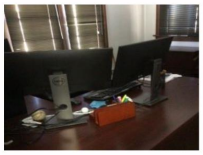
A mohopal plant ramp leads to the main entrance. □e pavement at the drive way has signs. Not be on the building.

Site Drainage

Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and corbels.

Interior

Interior finishes include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Most windows have blinds in good condition. The casework is in good condition. All doors are wood.

Mechanical, Electrical, and Plumbing

Electrical service is 120/240 V, single-phase, 3-wire, 100 A. The panel is in the basement. Electrical panels have few spare circuits. Electrical outlets and switches are adequate. Exit signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few outside on a concrete pad.

Safety/Security

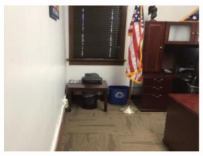
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance

Bathroom and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





□e Casita once served as a private residence in the 1930s. Since then, the state has converted it to o□ces and storage space. □e building now serves as o□ces for the Department of Veterans Services Suppo□ Office of the Secretary.

□e stairs to the basement do not meet the current building code.

Program Spaces

Because the building dates to 1930, hazardous materials may exist.

All o□ces were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar

Constructed: 1930

Square Feet: 1,279 GSF

Foundation/Slab Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

Fire Protection: Fire extinguisher

Ground-mounted unit, boiler

Site Plan



Review

Participants

Participants did not visit the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MAC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,02	$2,57
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,04 1	$48,50 2
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,9 99	$180,8 99
01-001-00020.2004	4.05.D06.3.	ADA Compliance: Interior Upgrades	$24,49 5	$32,82 3
01-001-00020.2005	3.05.A03.3.3.	Hazardous Materials Survey	$58,07 7	$77,82 3
01-001-00020.2006	2.13.A02.2.		$3,68 0	$4,39 8
		Total of Project Budgets		$347,0 23

Project 01-001-00020.2001 · LandscapingUpgrades

Facility: 406 Don Gaspar - Casita IDNO: 01-001-00020
Category: 4. Type 1: 06. Type 2: 3. B02. P/Class:



ProjectDescription

□e landscapingand □agstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping.
Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.111 2	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							$2,578

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility: 466 Don Gaspar - Casita IDNO: 01-001-00020
Category: 3. Type 1: 06. Type 2: A03.1. P/Class: 3.



Project Description

Description: The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.
Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.111	150.0	SF	1.00	$15.03	$2,254
2	Replace ramp	1.121	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							$48,502

Project 01-001-00020.2003 · Exterior Building Improvements

Facility: 406 Don Gaspar - Casita IDNO: 01-001-00020
Category: 4. Type 1: 05. Type 2: 3. C03: P/Class:



Project Description

Stucco is cracking. The building's windows are single-pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2326	16,416.00	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.00	SF	1.00	$59.59	$9,770
3	Replace or repair rotted wood work			Project		$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							$180,899

Project 01-001-00020.2004 · Security Upgrades

Facility: 406 Don Gaspar - Casita IDNO: 01-001-00020
Category: 4. Type 1: 05. Type 2: D06. P/Class: 3.



Project Description

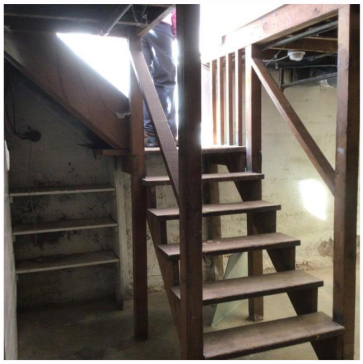
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
	Install intrusion alarm system					$2,990.00	$8,970
	Madison Allowable Construction Cost	2.4022		EA			$24,495
	Total Project Cost						$32,823

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility: 406 Don Gaspar - Casita IDNO: 01-001-00020
Category: 3. Type 1: 05. Type 2: A03.3. P/Class: 3.



Project Description

Restrooms and comfort rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors. Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room.
Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
3	Install hi/lo drinking fountain	2.3511		EA		$3,018.75	$3,019
4	Install sink cabinet base	2.3721	2.0	EA	1.00	$1,539.61	$1,540
5	Install ADA lavatory pipe insulation	2.3725		Set		$340.35	$340
6	Install stair and handrail	2.3724	12.0	Riser	1.00	$673.97	$8,088
7	Install grab bars	2.3724	8.0	EA	1.00	$2,472.96	$19,784
8	Expand door opening	2.3224		EA		$2,812.08	$22,497
9	Install lavatory, wall hung	2.2115	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost		2.2126					$58,077
Total Project Cost		2.3726					$77,824

Project 01-001-00020.2006 · Hazardous Materials Study

Facility: 406 Don Gaspar - Casita IDNO: 01-001-00020
Category: 2. Type 1: 13. Type 2: 2. A02. P/Class:



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							$4,398

New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of □ oors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00		$25,738
	0.858		

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual Earned	Percent Score (E/A)
□e Site	244	230.0	137.5
Physical Plant Assessment	367	357.0	189.5
Adequacy and Environment	389	167.0	422.5
□		754.0	95.5

Excellent=90-100% Satisfactory=70-80% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Sta□ vacated the building due to statewide health directives. □e ARC evaluator conducted no on-site sta□ interactions, tra□c observations, or informal inquiries.

Site Assessment





□e Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. □e building is not on the historical registry. □e State Capitol Building stands to the east across Don Gaspar Avenue. □e Capitol Parking Garage is to the south, and the Capitol Mansion building is to the north.

Access

Access to the Casita's Garage is via a shared driveway o□ Don Gaspar Avenue, allowing vehicles to sta□ to the building's east side. □e driveway can accommodate two cars. □e driveway is in poor condition because of erosion and excessive cracking. □e garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available on site and brick sidewalks and pedestrian stairs to the driveway on the site's east side.

Site Drainage

Site drainage consists of bermed dirt areas, weeds, grass, and small trees. Water from the driveway drains into one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. □ere is no seating in front.

Site Security

Six other casitas sit across the street from the State Capitol Building.

Safety/Se□ □rity

No fencing surrounds the building. Lighting at the Casita Garage entrance is insu□cient at night and does not provide adequate security for sta□ and the public. □ere is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. □ere are no security cameras on the building.

Accessibility

A pathway near the driveway has signi□cantly eroded with exposed aggregate. It is worn and shows signs of water runo□ and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





□e Department of Veteran's Services O□ce of the Secretary uses the Garage. □e building contains some storage.

Exteri
□e foundation and structure appear to be in fair condition.

Building drains
□e coated roof over all sections of the positively.

□e building has wood frame construction with a stucco exterior. □e stucco is in poor condition, with large portions peeling away, revealing the underlayment below. □e overhead garage door is in poor condition and is leaking. □e interior walls consist of wood studs and plywood. A hanging light □xture provides illumination. Conduit is present on the walls for electricity.

Syste
ms
Overhead lines provide electricity.

Safety/Sec
urity
An intrusion alarm system and a camera surveillance system are absent. □e Casita Garage does not have a □re alarm or □re suppression system. A □re extinguisher hangs on the wall.

Adequacy and Environment





□e driveway leading to the garage is in poor condition.

Suppo

□e Casita Garage serves as storage for the Department of Veteran Services O□ce of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar

Constructed: 1900

Square Feet: 240 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: CMU and stucco

Fire Protection: Fire extinguisher. Ground-mounted unit

Site Plan



ReviewParticipants

Ann Marie Allen, ARC Facilities Evaluator

GSD Maintenance Sta

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	$25,738
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	$4,398
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility: 406 Garage | IDNO: 01-001-00024
Category: 4. Type 1: 05. Type 2: C02. P/Class: 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage.
Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,028
2	Re-stucco garage		768.0	SF		$6.41	$4,923
3	Demolish concrete driveway					$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							$25,738

Project 01-001-00024.2002 · Hazardous Materials Study

Facility: 406 Garage IDNO: 01-001-00024
Category: 2. Type 1: 13. Type 2. 2: A02. P/Class:

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

Description	Cost Code	Quantity Unit	Adjustment	Cost	Subtotal Cost
Commission hazardous materials study	2.4313			$3,680.00	$3,680
Maximum Allowable Construction Cost					$3,680
Total Project Cost					$4,398

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New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of □oors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00		$317,443

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual Earned	Percent Score (E/A)
□e Site	244	233.0	129.5
Physical Plant Assessment	367	347.0	178.5
Adequacy and Environment	389	247.0	120.5
	1004		428.5

Excellent=90-100% Satisfactory=70-80% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Sta vacated the building due to statewide health directives. e ARC evaluator conducted no on-site sta interactions, tra c observations, or informal inquiries.

Site Assessment





e Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). e building is not on the historical registry. e State Capitol Building stands directly across Don Gaspar Avenue. e Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access to the casitas and the driveway o Don Gaspar Avenue, which runs north-south on the building's east side. e driveway can accommodate two cars. ere is no drop-o or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick pedestrian paths connect the casitas and the sidewalks. Entrance signage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. e only shade structure, the covered portal, stands at the building entrance; ere is no seating outside. Sidewalks ... ere is no seating outside. the site. Sidewalks ... ... the State Capitol Building.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. e main entrance has insu cient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for sta and the public. ere is no exterior building-mounted lighting. Utilities to the building consist of ... ...

Building Assessment





□e single-story Casita at 410 Don Gaspar Avenue is currently vacant. □e building contains o□ces, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. □e building's measured area is 1,219 sf, which di□ers from the General Services Department (GSD) calculations.

Exterior

□e foundation and structure appear to be in fair condition, and sta□ reported no issues. □e coated single-ply membrane roof over all building sections drains positively and is in fair condition.

□e building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. □e stucco is in fair condition.

□e exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior

Centralized rooms include closed o□ces, a restroom, a break room, and a basement containing mechanical and storage. □e stairway to the basement is constructed of wood and has open risers. □ere is one brick □replace present along the east wall of an o□ce. Flooring consists of carpet tile and ceramic tile. □e restroom has dated ceramic tile □oors and wainscoting.

□e interior walls consist of wood studs, gypsum board, and paint. □e interior walls are in good condition. □e paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. □e casework is in good condition. Illuminated exit signs mark exit doors.

Systems

A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. □e transformers is outside on a concrete pad.

Safety/Security

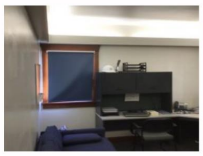
No intrusion alarm system or surveillance system is present. □e building does not have a □re alarm or □re suppression system. A □re extinguisher hangs on the wall.

ADA and Code Compliance

□e kitchen and restroom sinks lack pipe insulation and knee space. □e kitchen and bathroom □xtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





□e Casitas once served as private residences in the 1930s. It now houses o□ces and storage space.

Currently, PSFA uses this building as o□ce space.

Suppo
rt

□e building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program
Spaces

Sto stairs to the basement do not meet the current building code.

All o□ces were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar

Constructed: 1930

Square Feet: 1,219 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

Fire Protection: Fire extinguishers

Ground mounted unit, boiler

Site Plan



ReviewParticipants

Ann Marie Allen, ARC Facilities Evaluator

GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MAC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,382	$8,140
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$62,462	$83,138
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	$214,138
01-001-00014.2004	4.05.D06.3.	ADA Compliance: Interior Upgrades	$27,485	$36,830
01-001-00014.2005	3.05.A03.3.	Hazardous Materials Survey	$41,190	$55,195
01-001-00014.2006	2.13.A02.2.	Security Upgrades	$3,680	$4,398
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · LandscapingUpgrades

Facility: 410 Don Gaspar - Casita IDNO: 01-001-00014
Category: 4. Type 1: 06. Type 3. 2: B02. P/Class:

ProjectDescription

□e landscapingis neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping.
Prune establishedtrees and bushes.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
Install xeric landscaping		746.0			$8.56	$6,386
						$6,386
Maximum Allowable Construction Cost						$8,142
Total Project Cost						

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility: 410 Don Gaspar - Casita IDNO: 01-001-00014
Category: 4. Type 1: 06. Type 2: 3. B03. P/Class:



Project Description

Description: Sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
	Replace sidewalk	1.1113	150.0	SF	1.00	$15.00	$2,250
2	Install ramp edge protection	8	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost		1.1215					$2,462
Total Project Cost							$3,138

Project 01-001-00014.2003 · Exterior Building Improvements

Facility: 410 Don Gaspar - Casita IDNO: 01-001-00014
Category: 4. Type 1: 05. Type 2: C03. P/Class: 3.



Project Description

Description: Windows are single pane, broken, and painted shut. □e stucco and paint are cracking and peeling. □e building lacks exterior wall-mounted light □xtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light □xtures.

	Description	Cost Code	Quantity Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0		$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416. SF0	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0 Project	1.00	$20,000.00	$20,000
4	Install exterior light □xture (LED)	2.3916	5.0		$1,552.50	$7,763
	Maximum Allowable Construction Cost					$159,805
	Total Project Cost					$214,138

Project 01-001-00014.2004 · Security Upgrades

Facility: 410 Don Gaspar - Casita IDNO: 01-001-00014
Category: 4. Type 1: 05. Type 2: D06. P/Class: 3.



Project Description

□e building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.402	4.0	EA	1.00	$2,990.00	$11,960
	Install surveillance system with cameras	2.402		EA		$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							$36,830

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility: 410 Don Gaspar - Casita IDNO: 01-001-00014
Category: 3. Type 1: 05. Type 2: A03.3. P/Class: 3.



Project Description

Restrooms in the Casita do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant.

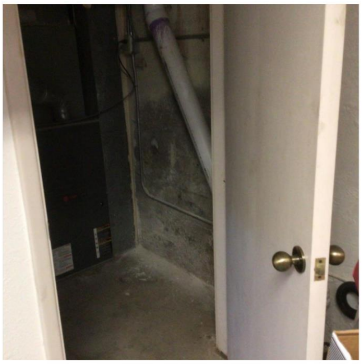
All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
3	Install hi/lo drinking fountain	2.3511		EA		$3,018.75	$3,019
4	Install ADA sink cabinet	2.3724	1.0	Set	1.00	$1,539.61	$1,540
5	Install ADA lavatory insulation	2.3725		EA		$349.35	$830
6	Install grab bars	2.3725	12.0	Riser	1.00	$673.97	$8,088
	Install stair with handrail	2.3224	5.0	EA	1.00	$2,472.96	$12,365
	Install door with ADA hardware		5.0			$2,812.08	
Maximum Allowable Construction Cost		2.2115					$14,060
Total Project Cost		2.2126					$41,190
							$55,195

Project 01-001-00014.2006 · Hazardous Materials Study

Facility: 410 Don Gaspar - Casita IDNO: 01-001-00014
Category: 2. Type 1: 13. Type 2: 2. A02. P/Class:



Project Description

Because the building is 90 years old, hazardous materials may be present. Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							$4,398

New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Lat/Long:	35.682594 / -105.941139	No/type of parking spaces:	1 in garage, 2 in driveway

Building Data			
Permanent building area:	240 GSF	Number of □oors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00		$25,738
	0.858		

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual Earned	Percent Score (E/A)
□e Site	244	198.0	114.0
Physical Plant Assessment	367	141.0	78.5
Adequacy and Environment	389	354.0	195.0
□			

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Sta vacated the building due to statewide health directives. e ARC evaluator conducted no on-site sta interactions, tra c observations, or informal inquiries.

Site Assessment





e Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. e site holds four casitas and three garages. e building is not on the historical registry. e State Capitol Building stands to the east across Don Gaspar Avenue. e Capitol Parking Garage is to the south, and the Bataan Building stands to the north. Access to the Casita Garage is via a shared driveway o Don Gaspar Avenue, bringing visitors and sta to the building's east side. e driveway can accommodate two cars. e garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick pedestrian walks connect pedestrians to the driveway on the east side. Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. ere is no seating provided. Casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insu cient at night and does not provide adequate security for sta and the public. ere is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. ere are no security cameras on the buildings.

Accessibility

Access to the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water run o and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





□e single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exteri
or

□e foundation and structure appear to be in fair condition. Building drains
□e sloped roof over all sections of the positively.
□e building's construction includes wood construction with a stucco exterior. □e stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interi
or

□e interior walls consist of wood studs and plywood. Conduit is present on the walls for electricity.
Lighting consists of a hanging light □xture.

Syste
ms

Overhead electrical lines provide electricity.

Safety/Sec
urity

An intrusion alarm system and a camera surveillance system are absent. □e Casita Garage does not have a □re alarm system or □re suppression system. A □re extinguisher hangs on the wall.

Adequacy and Environment

A 240 sf garage stands at this location. □e poor condition of the driveway a□ects the building's access.

Suppo
rt□e Casita Garage serves as
storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar

Constructed: 1980

Square Feet: 240 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: CMU and stucco

Fire Protection: Fire extinguisher

Site Plan



ReviewParticipants

Ann Marie Allen, ARC Facilities Evaluator

GSD Maintenance Sta

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	$25,738
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	$4,398
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility: 410 Garage IDNO: 01-001-00007
Category: 4. Type 1: 05. Type 2: 3. C02. P/Class:



Project Description

Description
The garage door and the stucco on the garageare in poor condition. The concrete drivewayis in poor condition.
Replacethe garagedoor. Re-stuccothe garage.
Replacethe concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garagedoor	2.2128	1.0	EA	1.00	$5,028.88	$5,028
2	Re-stucco garage		768.0	SF		$6.41	$4,923
3	Demolish concrete driveway					$3.65	$2,920
4	Replaceconcrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							$25,738

Project 01-001-00007.2002 · Hazardous Materials Study

Facility: 410 Garage IDNO: 01-001-00007
Category: 2. Type 1: 13. Type 2. 2: A02. P/Class:

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

Description	Cost Code	Quantity Unit	Adjustment	Cost	Subtotal Cost
Commission hazardous materials study	2.4313			$3,680.00	$3,680
Maximum Allowable Construction Cost					$3,680
Total Project Cost					$4,398

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New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of □oors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00		$375,735
	761		

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual Earned	Percent Score (E/A)
□e Site	244	230.0	127.5
Physical Plant Assessment	367	357.0	169.0
Adequacy and Environment	389	257.0	127.0
Total		844.0	423.5

Excellent=90-100% Satisfactory=70-80% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Sta□ vacated the building due to statewide health directives. □e ARC evaluator conducted no on-site sta□ interactions, tra□c observations, or informal inquiries.

Site Assessment





□e Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. □e building is not on the historical registry. □e State Capitol Building stands directly across Don Gaspar Avenue. □e Capitol Parking Garage sits directly to the south, and the Avenue Memorial Building stands to the north, across South Capitol Street. □e driveway can accommodate two cars. □ere is no drop-o□ or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. □e only shade structure, the covered portal, stands at the building entrance. □ere is no seating outside.

Site Accessibility

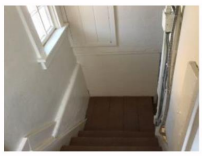
Accessible ramp with non-compliant handrails leads to the main entrance. Sta□ reports that the state has further raised campus security in advance of any complaints. No security cameras at the driveway has signi□cantly eroded with exposed aggregate. It is worn and shows signs of water runo□ and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Safety/Security

No fencing surrounds the building except for the walled-in back yard. □e main entrance has insu□cient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for sta□ and the public. □ere is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Sta□ reports that the state has further raised campus security in advance of any complaints. No security cameras at the driveway has signi□cantly eroded with exposed aggregate. It is worn and shows signs of water runo□ and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





□e single-storyCasita at 414 Don Gaspar Avenuecontains o□ces, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. □e building's measured area is 1,260 sf, which di□ers from the General ServicesDepartment or SD calculations.

Exterior

□e foundation and structure appear to be in fair condition, and sta□ reported no issues. □e coated single-plymembrane roof over all building sections drains positively and is in fair condition.

□e building's construction includes wood framing with a stucco exterior. □e stucco is in poor condition, with portions peeling away, revealingthe underlayment below. Brick dentils line the building parapet.

□e exterior single-panedwindows and wooden doors are in fair condition. Window screensare missing. Paint is peelingaway from the wood, exposingit to the elements. Some wood is rotted out, especiallyunder the portal, including the vigasand latillas.

Interior

Centralized rooms include closed o□ces, a restroom, a break room, and a basement containing mechanicaland storage. □ere is one brick □replacepresent along the east wall of an o□ce.

Flooring consists of wood and ceramic tile. □e restrooms and kitchens have dated ceramic tile □oors and wainscot on the walls.

□e interior wallsconsist of wood studs, gypsum board, and paint. □e interior wallsare in good condition. □e paint is in good condition throughout the building. Hard plaster ceilingshang throughout the building. Lighting consistsof surfacemounted fluorescent □xtures with painted conduit in good condition. ADA is present on the walls for electricity.

Most windows have blinds in good condition. □e caseworkis in good condition. ADA is present on the walls for electricity.

Signage

Signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

□e HVAC systemconsistsof a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. □e transformer sits outside on a concrete pad.

Safety/Security

A fire alarm systemand intrusion alarm systemwith a camera surveillancesystemare absent. □e building does not have a □re suppressionsystem. A □re extinguisherhangs on the wall.

ADA and Code Compliance

□e kitchen and restroom sink lack under-sink pipe insulation and knee spaceand hang at the incorrect height. Horizontal and verticalgrab bars are absent. All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braillesignageis absent at all rooms.

Adequacy and Environment





□e Casita once served as a residence in the 1930s. It is now houses o□ces and storage space. Currently, the building serves the Early Childhood Education and Care Department.

Dupo

□e building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

Program

Spaces

□e stairs to the basement do not meet the current building code.

All o□ces were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar

Constructed: 1930

Square Feet: 1,219 GSF

Foundation/Slab: Concrete slab on grade

Structure:

Roof: Single-ply membrane, coated

Exterior Walls: Wood frame and stucco

Fire Protection: Fire extinguishers

Ground-mounted unit, boiler

Site Plan



ReviewParticipants

Ann Marie Allen, ARC Facilities Evaluator

GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MAC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,38	**$8,14**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,44	**$46,46**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	ADA Security Compliance: Interior	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	Hardous Materials Study	$47,703	**$63,92**
01-001-00015.2006	2.13.A02.2.		$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · LandscapingUpgrades

Facility: 414 Don Gaspar - Casita IDNO: 01-001-00015
Category: 4. Type 1: 06. Type 2: 3. B02. P/Class:



ProjectDescription

□e landscapingis neglected. Trees and bushes are not pruned.

Install low-maintenanceand drought tolerant landscaping.
Prune establishedtrees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.212 6	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							$8,142

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility: 414 Don Gaspar - Casita IDNO: 01-001-00015
Category: 3. Type 1: 06. Type 2: A03.1. P/Class: 3.



Project Description

Description: The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.
Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
	Replace sidewalk	1.111	150.0	SF	1.00	$15.03	$2,253
2	Install ramp with handrails	8.121 7	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.322 3	3.0			$551.30	$1,654
Maximum Allowable Construction Cost							$46,441
Total Project Cost							$46,463

Project 01-001-00015.2003 · Exterior Building Improvements

Facility: 414 Don Gaspar - Casita
IDNO: 01-001-00015
Category: 4. Type 1: 05. Type 2: 3. C03: P/Class:

Project Description

Description: Windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.00	SF	1.00	$59.59	$26,816
	Repair and re-stucco building	2.2321	16,416.00			$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.00	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916		EA		$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							$220,379

Project 01-001-00015.2004 · Security Upgrades

Facility: 414 Don Gaspar - Casita IDNO: 01-001-00015
Category: 4. Type 1: 05. Type 2: D06. P/Class: 3.

Project Description

□e building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity Unit	Adjustment	Cost	Subtotal Cost
	Install intrusion alarm				$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0 EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost						$27,485
Total Project Cost						$36,830

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility: 414 Don Gaspar - Casita **IDNO:** 01-001-00015
Category: 3. **Type 1:** 05. **Type 2:** A03.3. **P/Class:** 3.

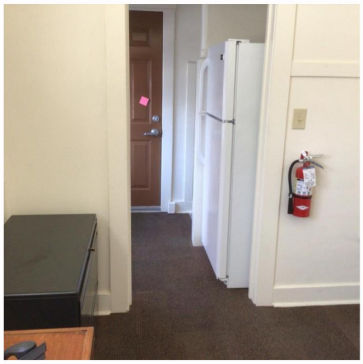
Project Description

Restrooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2' 8" wide and are not ADA compliant. Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
	Install tactile and Braille signage	2.3611	1.0	EA	1.00	$154.25	$154
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
	Install sink cabinet base	2.3511	1.0	Set	1.00	$1,539.61	$1,540
5	Install lavatory, wall hung	2.3721	1.0	Set	1.00	$1,340.47	$1,340
6	Install ADA lavatory pipe insulation	2.3726	3.0			$41.33	$340
7	Install grab bars	2.3724	12.0	Riser	1.00	$339.57	$124
	Install Stairs and handrail		6.0	EA		$673.97	$8,088
9	Install door with hardware	2.3725				$2,472.96	$14,838
Maximum Allowable Construction Cost		2.3224				$2,812.08	$16,872
Total Project Cost		2.2115					$47,703
							$63,922

Project 01-001-00015.2006 · Hardous Materials Study

Facility: 414 Don Gaspar - Casita IDNO: 01-001-00015
Category: 2. Type 1: 13. Type 2. 2: A02. P/Class:



Project Description

Because the building is 90 years old, hazardous materials may be present. Commission a hazardous materials study.

Description	Cost Code	Quantity Unit	Adjustment	Cost	Subtotal Cost
Conmmission hazardous materials study	2.4313	Per		$3,680.00	$3,680
Maximum Allowable Construction Cost					$3,680
Total Project Cost					$4,398

New Mexico General Services Department FCA 2020

Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00		$25,738
	0.858		

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual Earned	Percent Score (E/A)
Site	244	161.0	96.0
Physical Plant Assessment	367		55.0
Adequacy and Environment	389	0.0	0.0
Total			151.0

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Sta□ vacated the building due to statewide health directives. □e ARC evaluator conducted no on-site sta□ interactions, tra□c observations, or informal inquiries.

Site Assessment





□e Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. □e building is not on the historical registry. □e State Capitol Building stands to the east across Don Gaspar Avenue. □e Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north. Access to the Casita Garage is via a shared driveway o□ Don Gaspar Avenue bringing visitors and sta□ to the building's east side. □e driveway can accommodate two cars. □e garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. □ere is no seating in the Casita Garage. Site Security/Se No fencing surrounds the building. Lighting at the Casita Garage entrance is insu□cient at night and does not provide adequate security for sta□ and the public. □ere is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. □ere are no fire hydrants on the driveway has signi□cantly eroded with exposed aggregate. It is worn and shows signs of water runo□ and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

New Mexico GSD
Long-range Strategic Space Master Plan for Santa Fe Area Owned Buildings
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| Page

Building Assessment





□e Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exteri
□e foundation and structure appear to be in fair condition.

Building Drainf
□e coated roof over all sections of the
positively.

□e building's construction includes wood framing with a stucco exterior. □e stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

□e interior walls consist of wood studs and plywood.

Lighting consists of a hanging light □xture.

Conduit is present on the walls for electricity.

Syste
Overhead electrical lines
ms
provide electricity.

Safety/Sec
An intrusion alarm system and a camera surveillance system
urity
are absent. □e Casita Garage does not have a □re alarm or □re suppression system. A □re extinguisher hangs on the wall.

Adequacy and Environment

□e poor condition of the driveway a□ects access to the Casita Garage.

Suppo
rt□e Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar

Constructed: 1900

Square Feet: 240 GSF

Foundation/Slab/Structure: Concrete slab on grade

Roof: Single-ply membrane, coated

Exterior Walls: CMU and stucco

Fire Protection: Fire extinguisher. Ground-mounted unit

Site Plan



ReviewParticipants

Ann Marie Allen, ARC Facilities Evaluator

GSD Maintenance Sta

Project No.	Code	Project Name	MAC C	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	$25,738
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	$4,398
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility: 414 Garage | IDNO: 01-001-00008
Category: 4. Type 1: 05. Type 2: C02. P/Class: 3.



Project Description

The garagedoor and the stucco on the garageare in poor condition. The concrete drivewayis in poor condition.

Replacethe garagedoor. Re-stuccothe garage.
Replacethe concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garagedoor	2.2128	1.0	EA	1.00	$5,028.88	$5,028
2	Re-stucco garage		768.0	SF		$6.41	$4,923
3	Demo and dispose concrete driveway					$3.65	$2,920
4	Replaceconcrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							$25,738

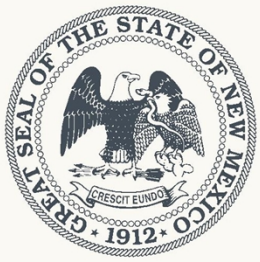
Project 01-001-00008.2002 · Hazardous Materials Study

Facility: 414 Garage IDNO: 01-001-00008
Category: 2. Type 1: 13. Type 2: 2. A02. P/Class:

Project Description

Because the building is 90 years old, hazardous materials may be present. Commission a hazardous materials study.

Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
Commission a hazardous materials study	2.4313				$3,680.00	$3,680
Maximum Allowable Construction Cost						$3,680
Total Project Cost						$4,398



Architectural Research Consultants, Incorporated
New Mexico 71254 www.arcplanning.com



130 South Capitol Street – North and East Façades



130 South Capitol Street –
North and West Façades



130 South Capitol Street – North Entry Detail



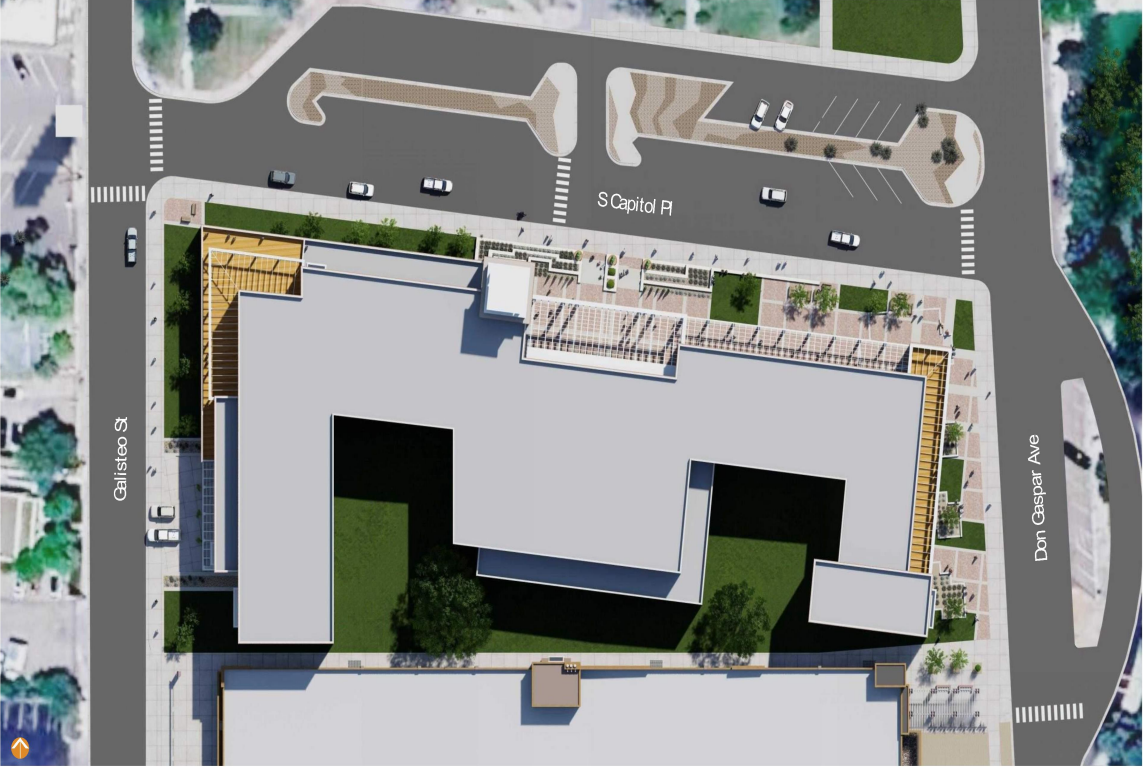
130 South Capitol Street – East Façade



130 South Capitol Street – South and East Façades



130 South Capitol Street – South and West Façades



Site Plan

STATE OF NEW MEXICO
Executive Office Building
Historic Design Review Board
Submittal
2023

fbt architects



Main North Entry

STATE OF NEW MEXICO

Executive Office Building

Historic Design Review Board Submittal

2023

fbt architects



North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Design Review Board Submittal

2023

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East Facade

STATE OF NEW MEXICO
Executive Office Building
Design Review Board Submittal
2023

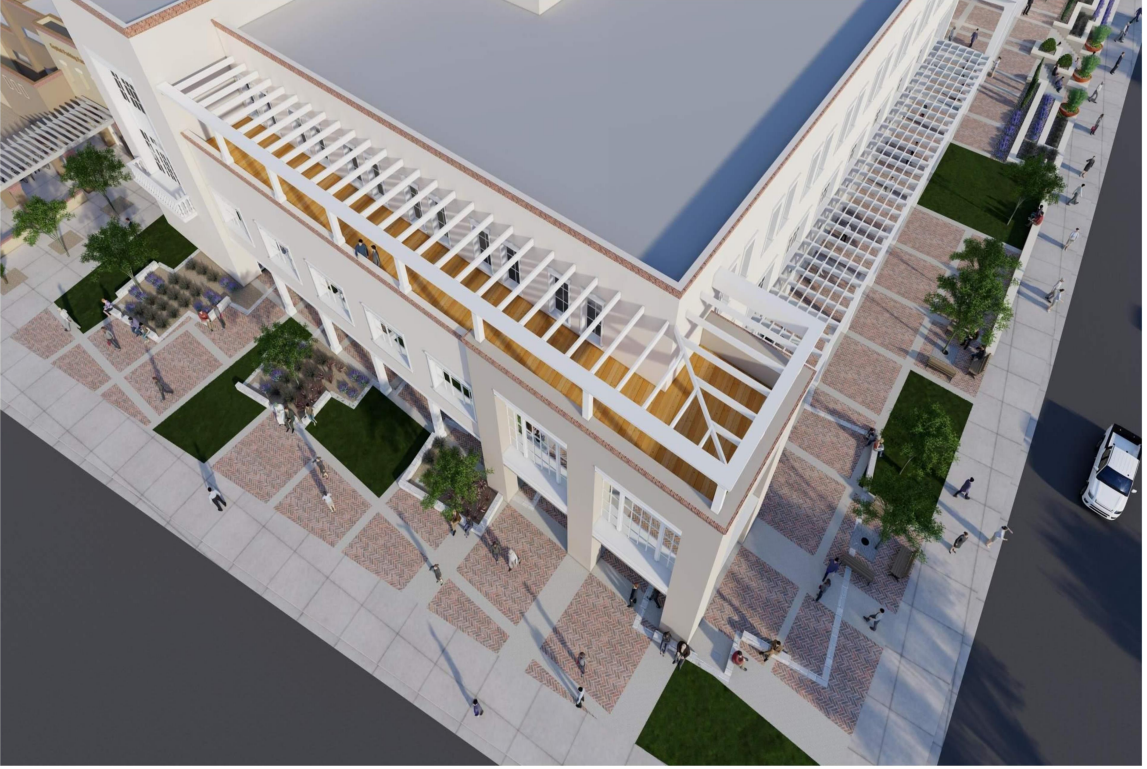
fbt architects



West Facade

STATE OF NEW MEXICO
Executive Office Building
Design Review Board Submittal
2023

fbt architects



Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Design Review Board Submittal

2023

fbt architects



North Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Design Review Board
Submittal
2023

fbt architects



East Elevation

STATE OF NEW MEXICO
Executive Office
Building
Historic Design Review Board
Submittal
2023

fbt architects



West Elevation

STATE OF NEW MEXICO
Executive Office Building
Historic Districts Review Board
Submittal
2023

fbt architects

City of Santa Fe, New Mexico

memo

DATE: March 26, 2024

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

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2023-007595-HDRB. 402 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a duplex) and garage. Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 2012 Hearing Packet
2012 Minutes
2011 HABS report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

___ **Elevations**

_x_ **Photographs**

_x_ **Other:** HCPI

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G)), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request proposed demolition of 402 Don Gaspar Ave is part of a larger project associated with the construction of a new State Executive Office Building, which will be part of forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



The applicant previously stated as part of the historic status hearing held on May 9, 2023 that the four casitas located on Don Gaspar, of which 402 Don Gaspar is one, are out of context within that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.



Figure 1 1957 Aerial

The office building, formerly a residential duplex, at 402 Don Gaspar Ave was built prior to 1948 and is constructed of pentile and has a stucco finish. The building has been poorly maintained since the designation of the structure when it was designated a historic status of significant by the HDRB in June 2012 and is in fair condition. The building was downgraded to contributing to the Downtown and Eastside Historic District in May of 2023. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987), which is also referenced in the demolition criteria in Section 14-5.2(M)(4)(b).

The definition of a contributing structure is as follows:

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.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards

set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

402 Don Gaspar Ave
In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern. While the general design narrative of the Capitol campus is Territorial Revival Style, the design narrative of this street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

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.

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

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

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

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Section 14-5.2(M) State Capital Outlay Projects
(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.
d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade 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 facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark

earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features
Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height
The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings
State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable

state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53750 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 402 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: DUPLEX RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPDATING
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED PEN-TILE STRUCTURE WITH PARAPETS ON THREE SIDES RESIDENCE DIVIDED INTO TWO UNITS. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53750 **Address of Property**: 402 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☐ Contributing ☒ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53750 **Address of Property**:402 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 2 Number Exterior: 2

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO ENTRY PORTALS

HCPI # 53750 Address of Property: 402 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4					
Type: ☒One-leaf ☐Two-leaf					
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:					
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom					
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe					
Depth of Reveal: 5"					
Notes:					

H. Window Openings

☐N/A **Number of Window Openings**: 15				
Operation:	**Material:**	**Glazing:**		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				
Depth of Reveal: 3"				
Notes:				

I. Other Significant Features

Describe: PEN-TILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED GARAGE **Are associated properties eligible for listing**? YES

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012, MATTHEW J. BARBOUR, ARCHEOLOGICAL DATA PLAN, IN NMCRIS

9. Attachments

Please indicate which items are attached:

- ☒ Site Plan (required)
- ☒ Photos (required)
- ☒ Map or aerial photo (required)
- ☒ Continuation sheet (Word document), if necessary
- ☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

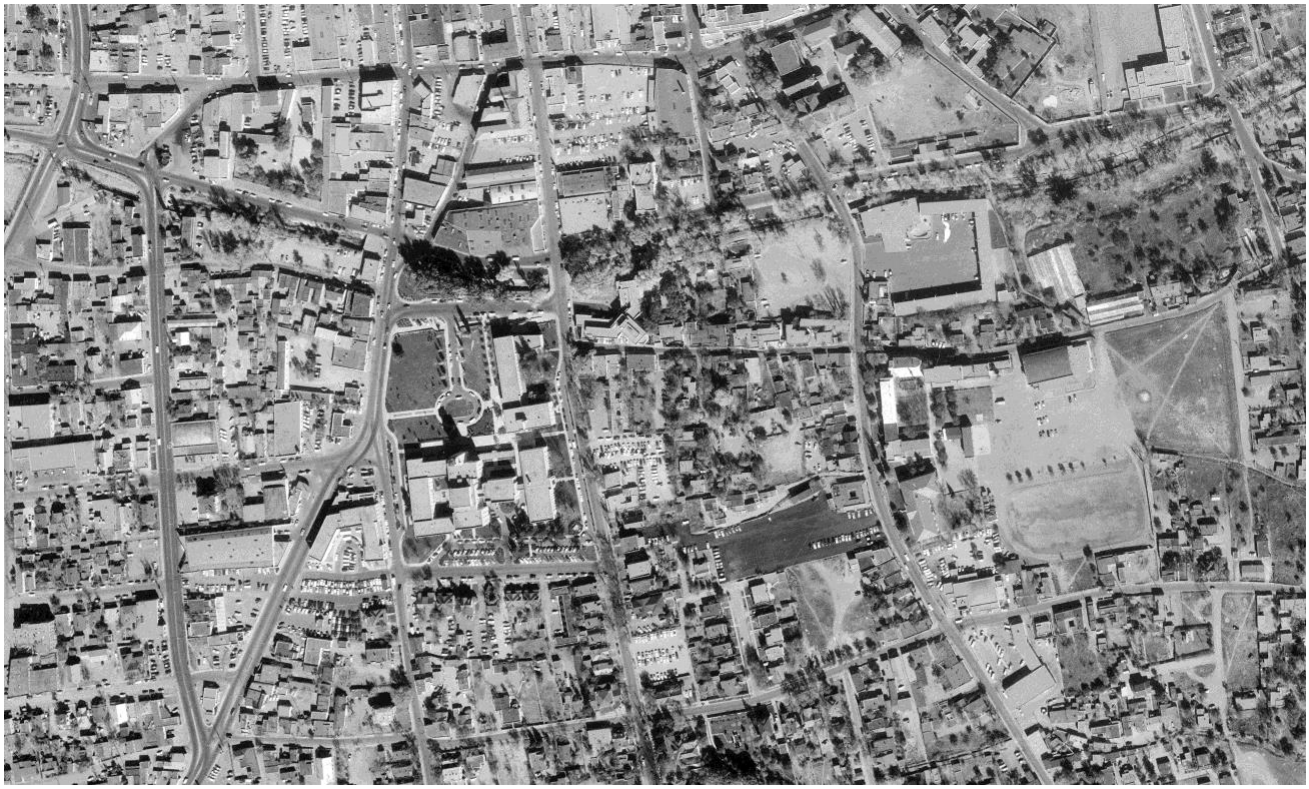
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



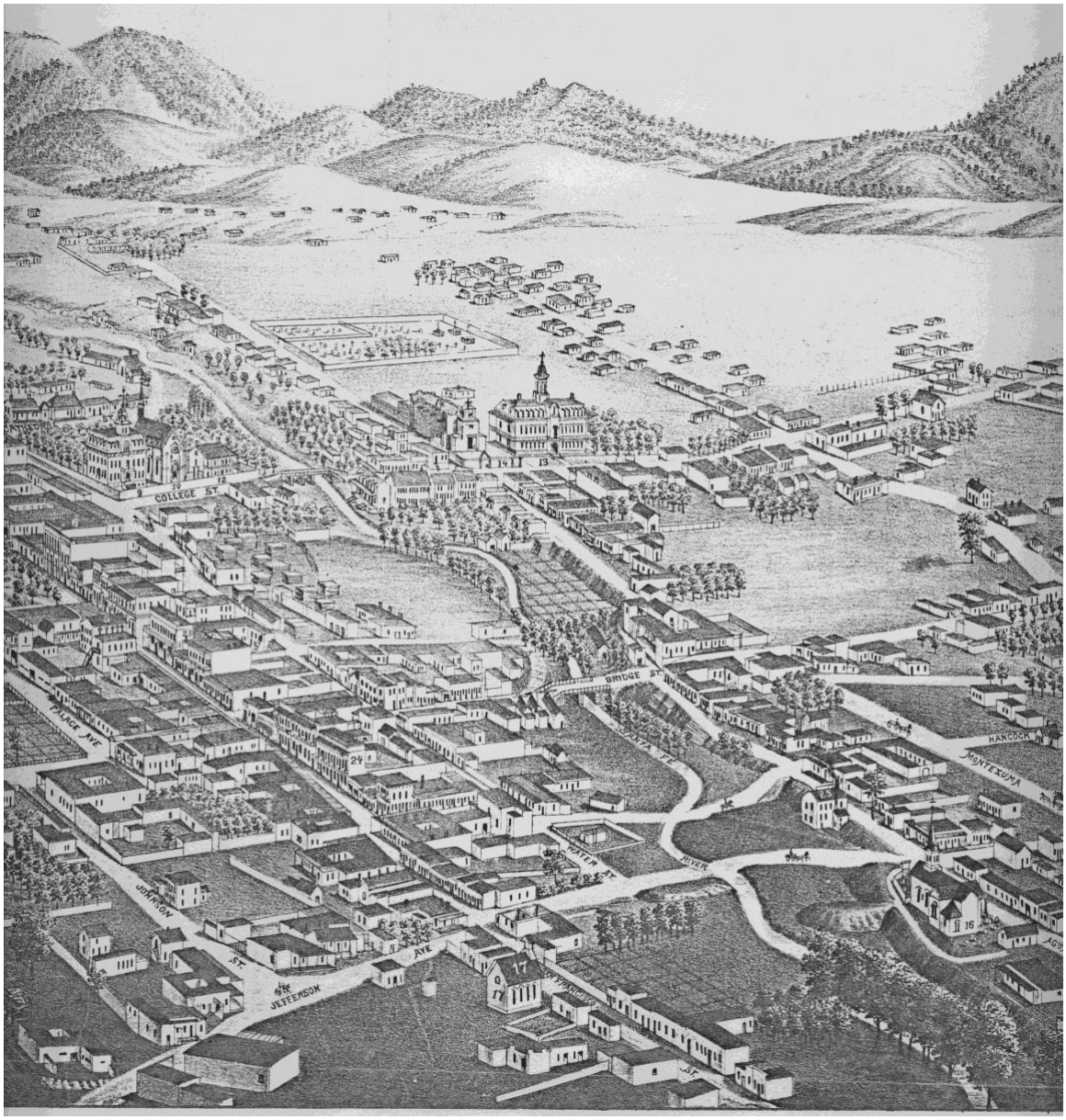
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

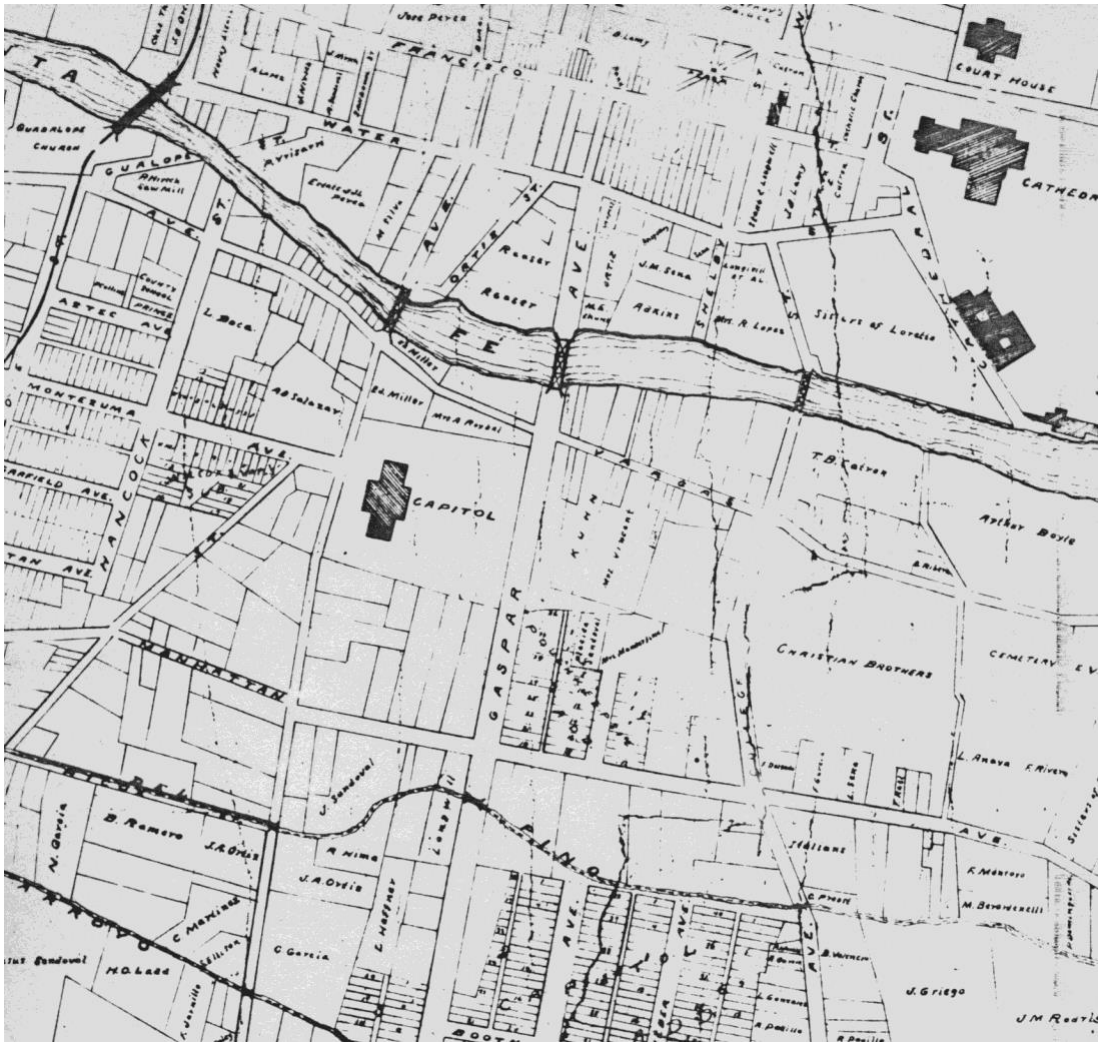
AERIAL PHOTOGRAPHS AND MAPS



1885-86 HARTMANN

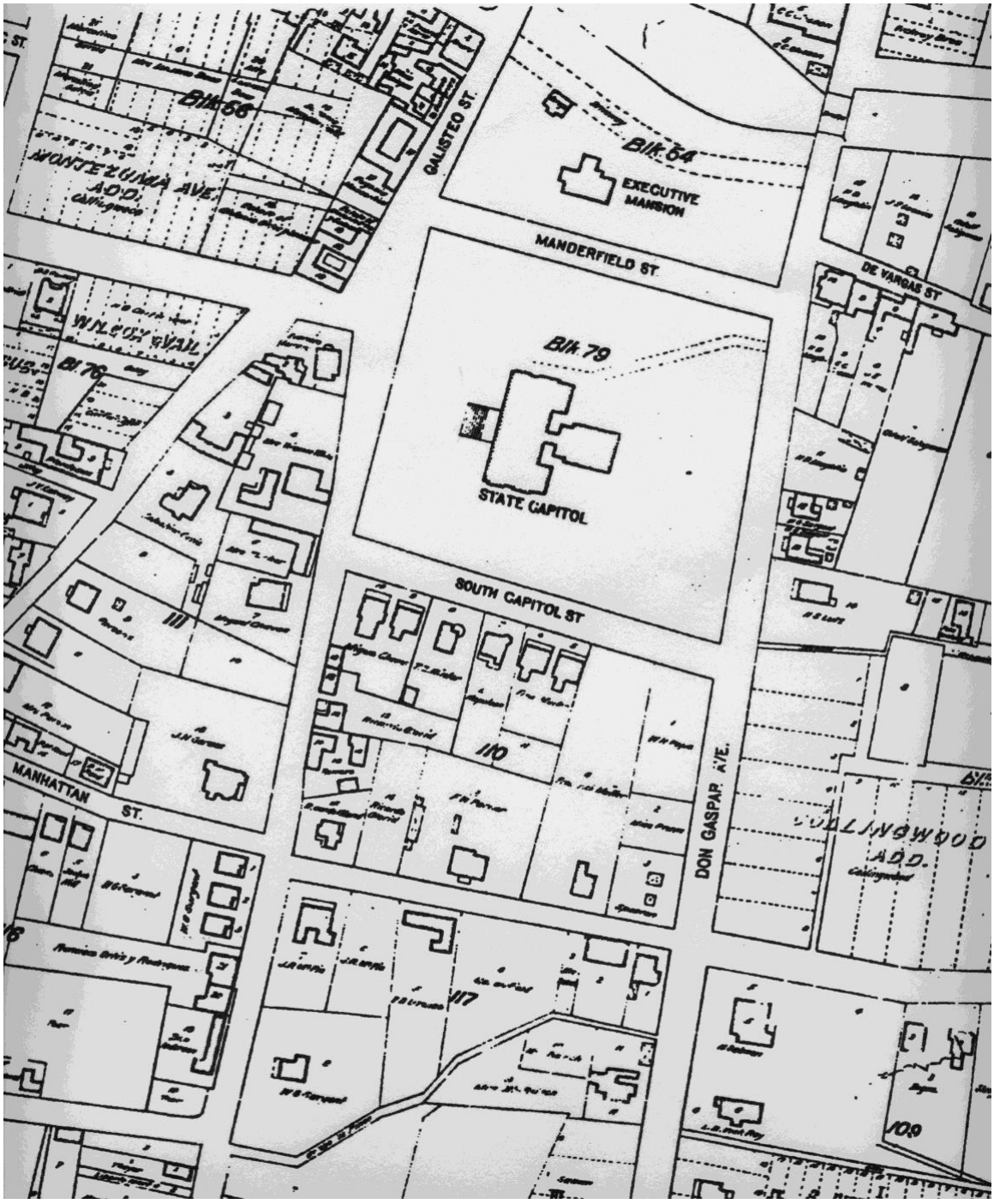
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



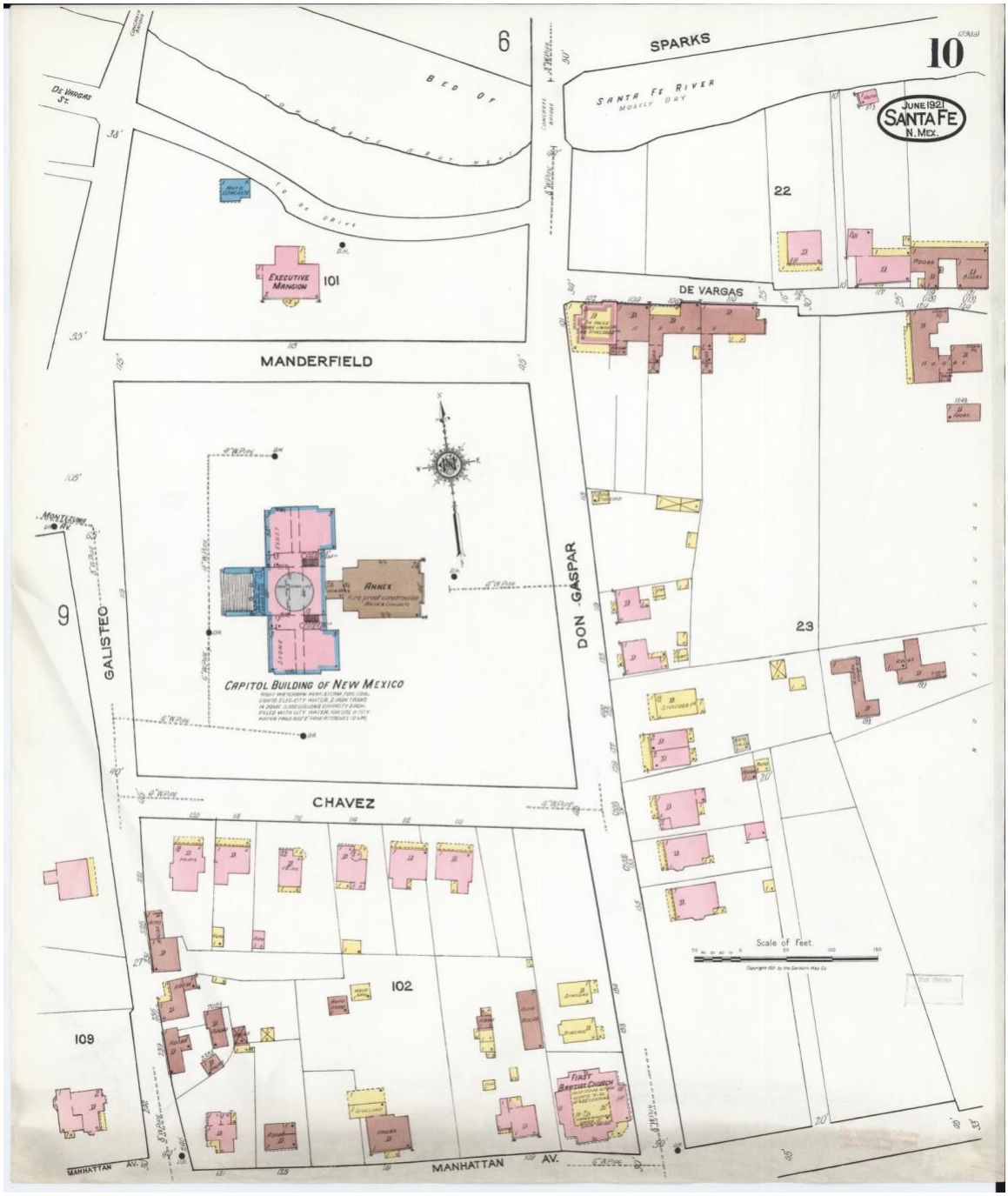
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



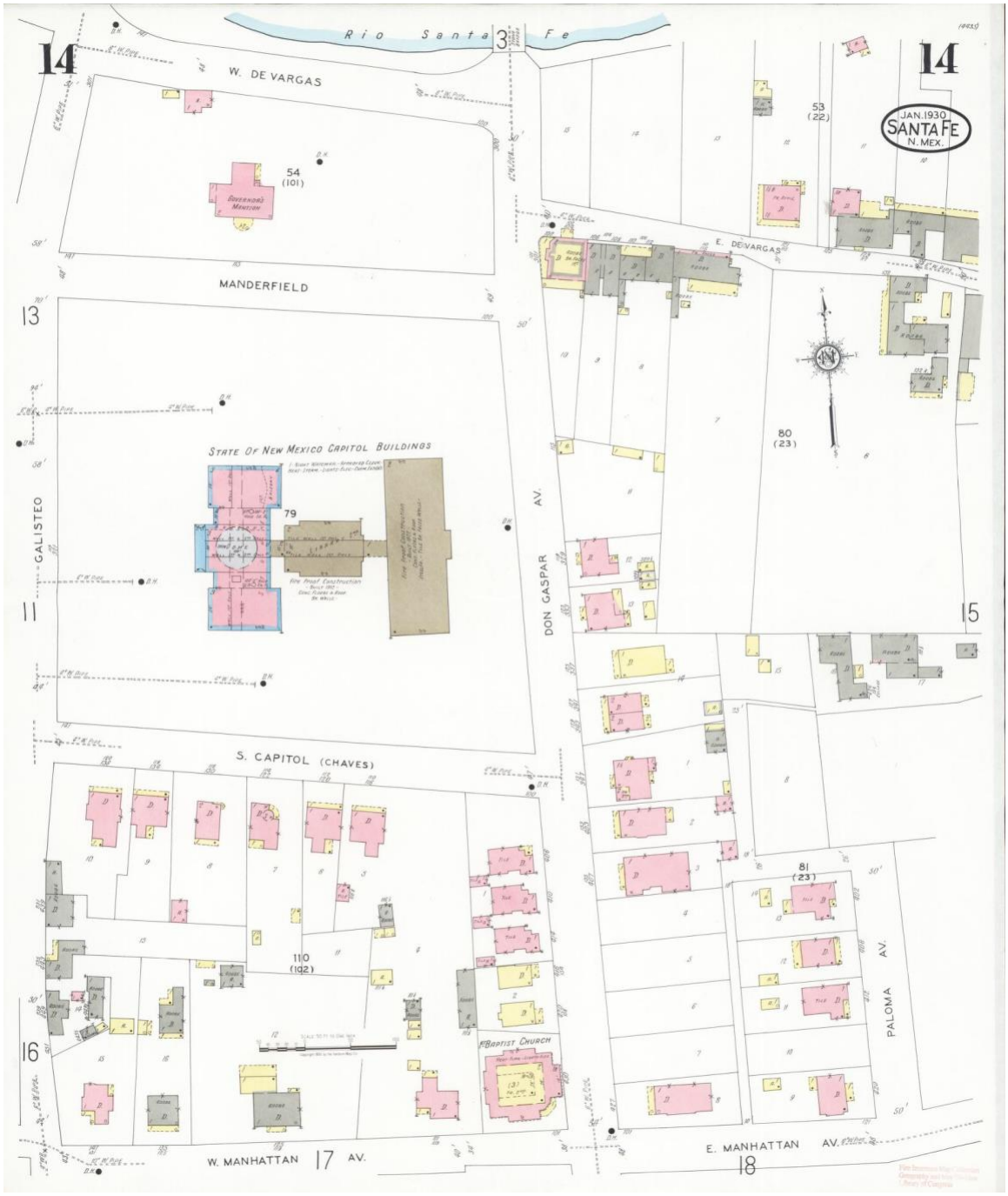
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

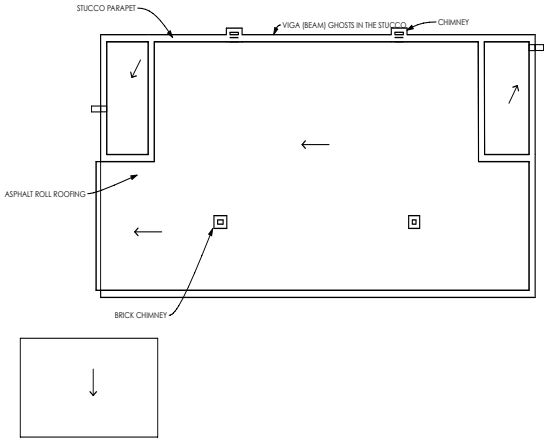


Sanborn Map, 1921

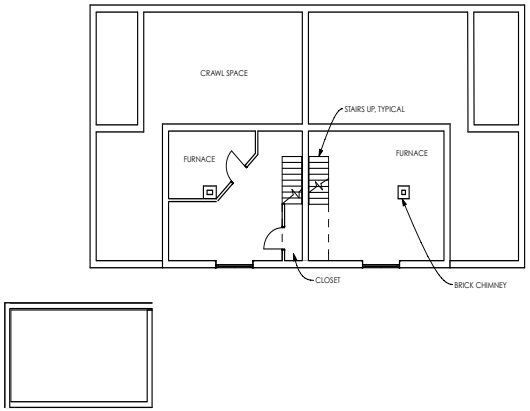
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



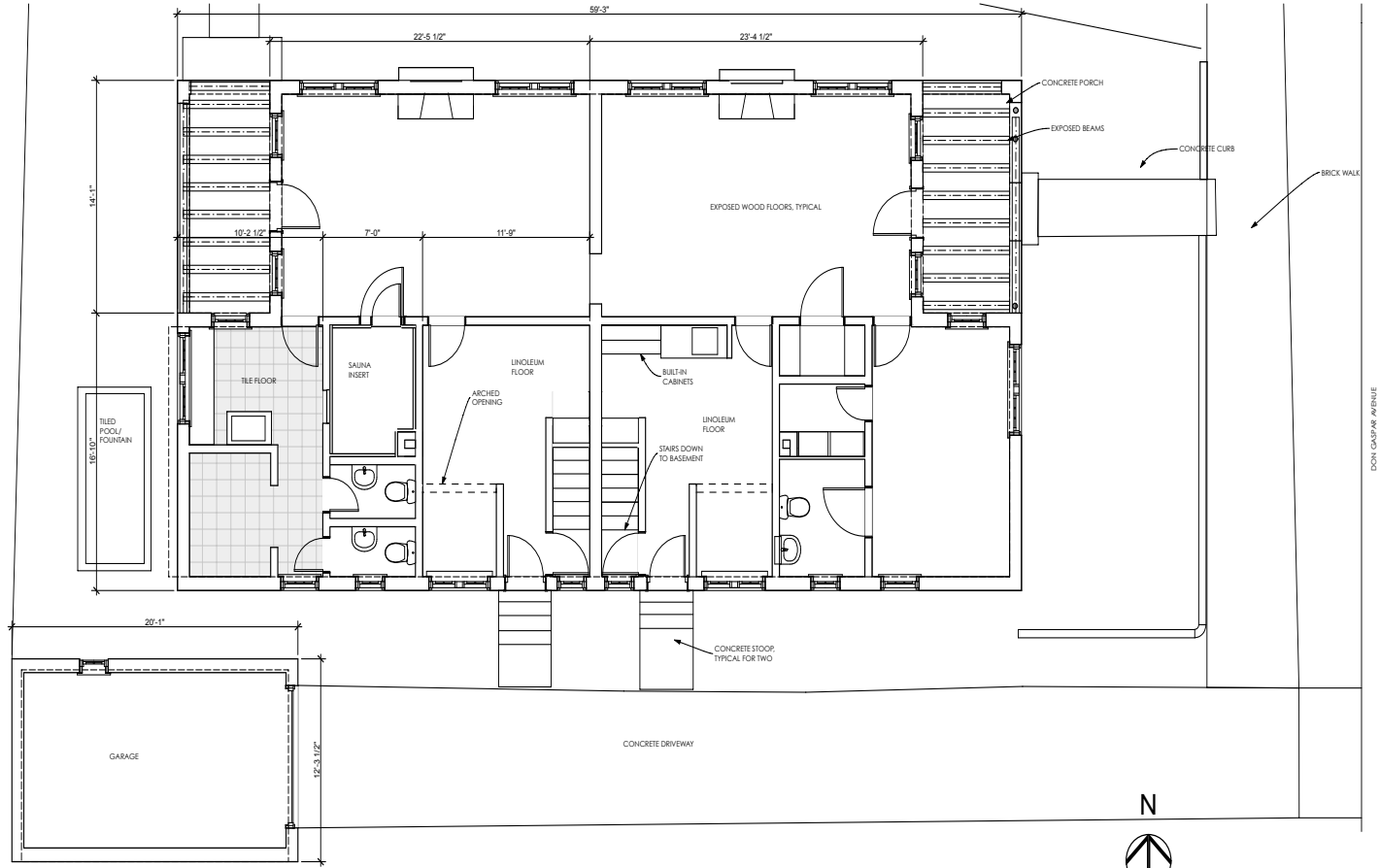
Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

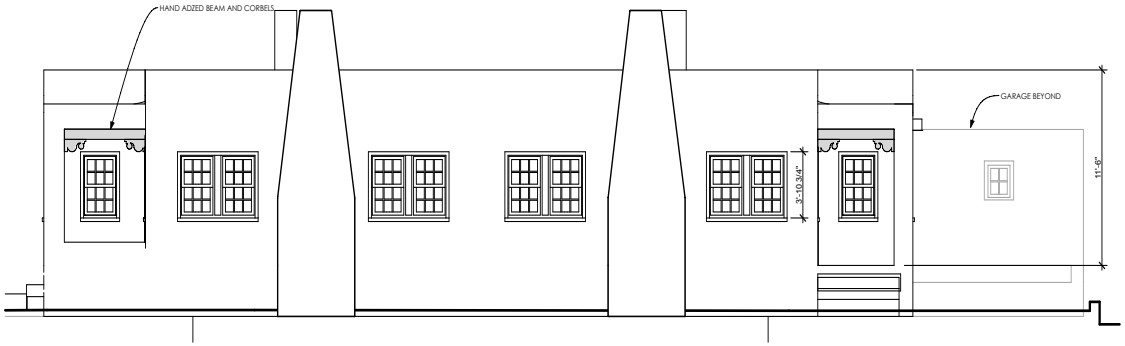
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

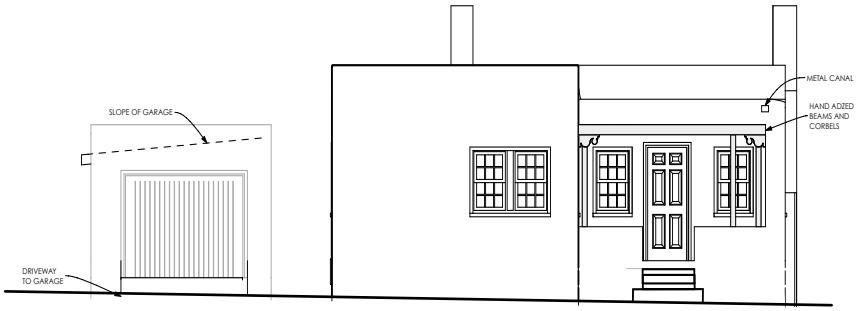
/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/402 Don Gaspar.pln



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



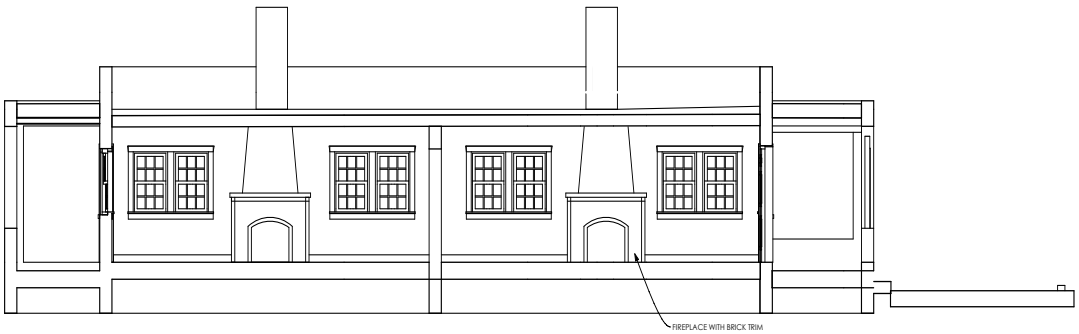
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505 988 3313 WWW.GBSANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

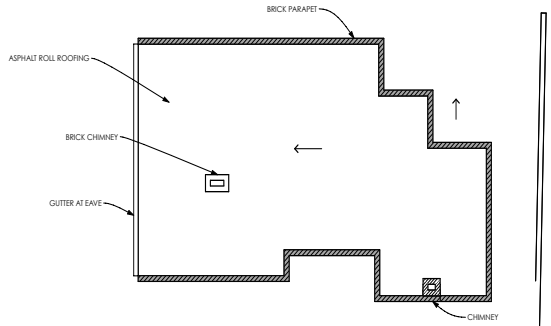
Date: 7/9/12

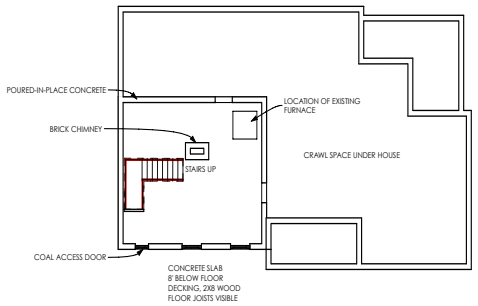
BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

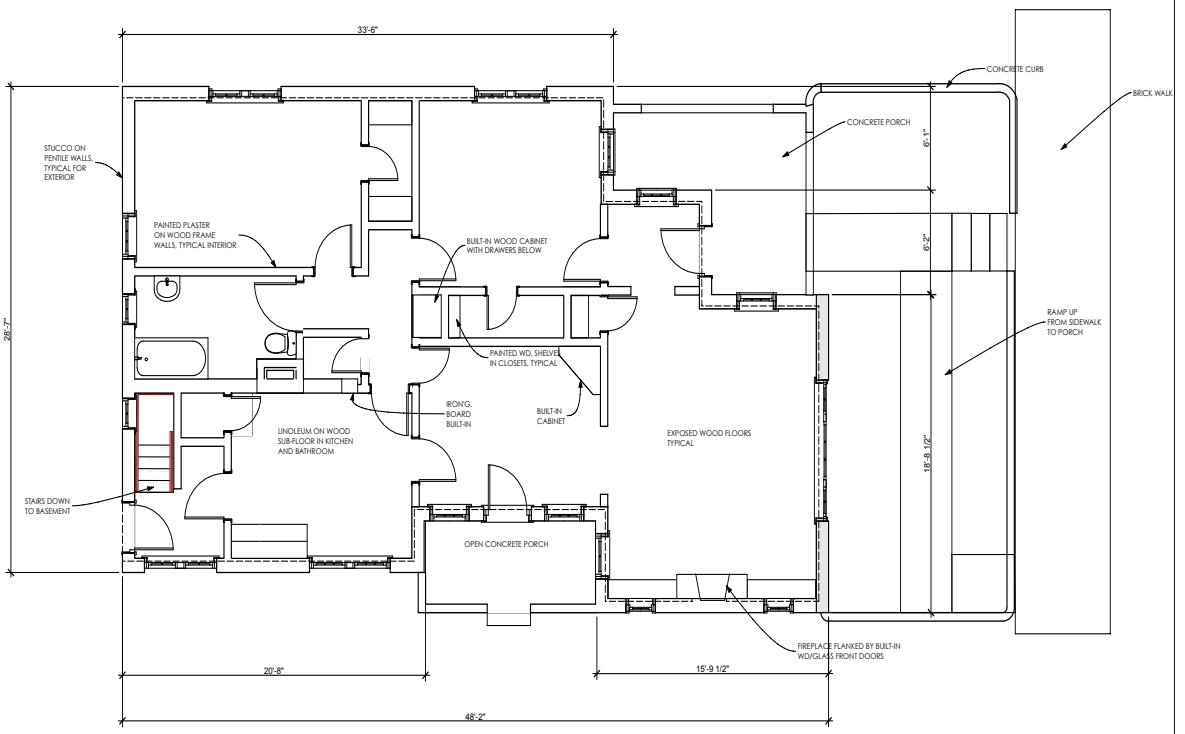
J:\Volumes\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don GASPAR\402 Don Gaspar.pln





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

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

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

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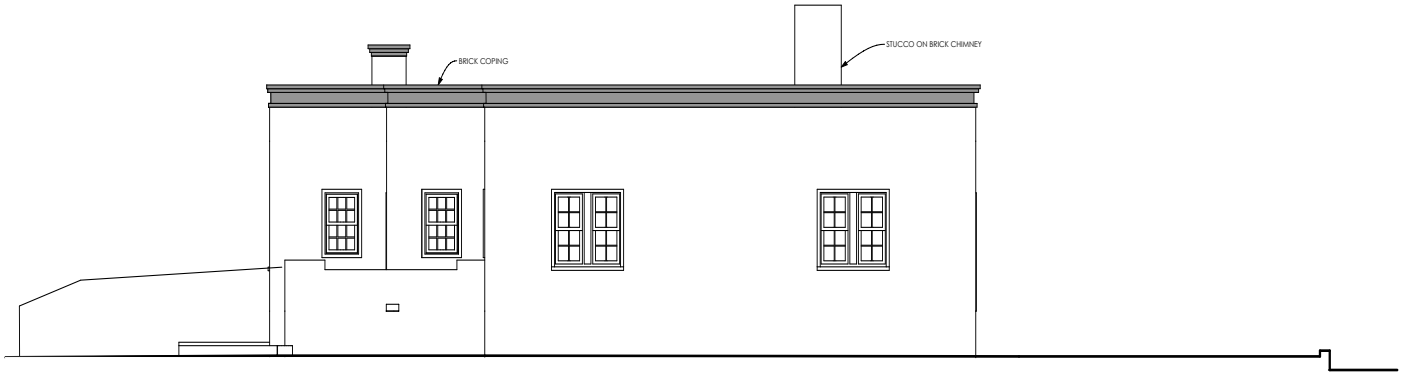


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



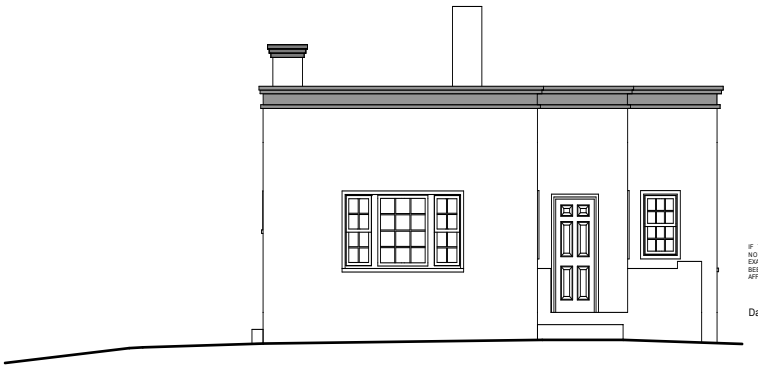
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

GAYLA BECHTOL ARCHITECT
505/988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

I:\Volumes\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don GASPAR\414 Don Gaspar.pln

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



406 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



410 DON GASPAR AVE, EAST ELEVATION



SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

VOTE: The motion passed by (4-0) roll call vote with Members Guida, Aguilar Medrano, Berkley and Bienvenu voting in favor and none voting against.

MOTION: In 2023-006709-HDRB, 130 S. Capitol St., Member Bienvenu moved that findings be entered that the building is more than 50 years old, helps to establish and maintain the character of the Downtown and Eastside District, specifically the portion that is encompassed by the State Capital property, and for that reason be upgraded to contributing. Member Berkley seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Aguilar Medrano, Berkley, Bienvenu, and Guida voting in favor and none voting against.

3. **2023-006703-HDRB. 402 Don Gaspar Ave.**, Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 402 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However ,this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated in this 1958 Aerial, remnants of a neighborhood with a modified grid network remain. There is evidence that the area is transforming as the need for space for different State government agencies grows. The initial development on this block began at the western edge, and by 1912 houses were constructed across S Capitol street. The subject building is not shown on the 1930 Sanborn Map; therefore, one can deduce that it was constructed between 1930 and 1948.

The residential duplex and associated garage at 402 Don Gaspar Ave was constructed of pentile with a stucco finish. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The

building at 402 Don Gaspar/102 S Capitol St should retain its significant status. The building diverges from the single-family bungalow development to the south, and as it was constructed later then these bungalows, represents the change the need for apartments and smaller dwelling units to serve staff associated with the State Capitol. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as non-contributing.

STAFF RECOMMENDATION:
Staff recommends the historic status of the duplex at 402 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

Member Guida asked about the staff recommendation in 2012 at the time the bungalows were designated significant and the garage as contributing.

Ms. Lamboy believed it was contributing.

Member Guida said it seemed unlikely this Board would designate these examples as significant. He said he didn't see a lot of Board discussion and wondered how the significant status came about.

Ms. Lamboy confirmed he was referring to the staff recommendation in 2012. She said she might defer to those in the room who could speak to that, as she just has the minutes. She said staff's recommendation as why the status should be maintained for the four buildings is because it speaks to the impact of urban renewal and evolution as a community. As part of the urban fabric, it is an important part of Santa Fe's story and the State Complex.

Member Bienvenu said following up on the idea of significance, the definition strikes him as ambiguous. The first definition states it should be historic and needs to embody distinctive characteristics of a certain type, period, or method of construction. It goes on to say for it to be designated as significant it must retain a high level of historic integrity. In the next part it gets more complicated and says, "*or a structure may be designated as significant"* and adds specific concepts such as being associated with important events or persons, listed or eligible to be, on the State or National registries. He said the big question is if those are additional ways or are also conditions that need to be met to be significant. He thought the latter, otherwise, almost everything they designate as contributing would qualify under the first sentence: *embodies distinct characteristics of type, method, or construction.* He thought what was intended is the distinction between individual structures that are independently significant or important, regardless of their context. Usually, it is associated with events or a person or is eligible under the registries. Without those you have no way of drawing a line between

contributing and significant. The point of contributing structures is they don't need to be independently important but contribute to the fabric of the district. He said at best he thought contributing because he doesn't see anything about the buildings that qualify as highly important for the reasons set forth. He said even contributing is difficult because the area has changed so much and these no longer seem to harmonize with their neighborhood and streetscape. He said their importance is what staff identified; they are representative of something in Santa Fe that was taken away through urban renewal. But then you would have to keep the garages.

Ms. Lamboy said she appreciated his points and there was a lot of value in the discussion. She said significant has a higher test, one of which is the historic integrity which hasn't been changed. The events in urban renewal, she would consider as one that is a part of the picture of the history of Santa Fe that disrupted the urban fabric, and what was here that buried generations of development of that area. She thought that important and the reason that staff feels the buildings should be designated significant.

Member Berkley said the event in her mind is urban renewal. And the purpose for those houses being built was for people who lived in the area and worked at the Capitol. She disagreed on the garages and sees the garages and the houses as one. She said they should be seen on the same level.

Attorney Ruybalid found places in the staff report and in the minutes of 2012 that describe staff's recommendation. He said staff recommended a downgrade on the four casitas from significant to contributing. Then they go on to say that the structures are listed as contributing to the district and the distinctive character may be found on the north and east elevations and east elevation of the garage. These structures are not listed on the State or National Registers but are eligible under criteria C of the National Register of Historic Places which reads; *embodies distinctive characteristics of a type, a period or method of construction, or work of a master or possess high artistic values or represent a distinguished or significant entity, whose components may lack individual distinction*. Also, on page 162 of the packet the motion to designate the house at 402 Don Gaspar as significant because *it meets all criteria* and as recommended by staff as meeting criterion B of the City Code which suggest it should be listed on the National Register of Historic Places. He wasn't clear if the recommendation was significant or contributing. The Board could review that on pages 165 and 170 of the packet for 402 Don Gaspar.

APPLICANT PRESENTATION:

Ms. Jenkins, previously sworn, reiterated the importance to note the recurring theme of how much the casitas relate to the Don Gaspar Historic District. She said we are not in that district. The standards before them relate to the district this is in, and that is critical to the conversation.

Chair Rios said in this district and throughout the City, there are buildings that are not in harmony. She thought this should be preserved because it tells a story of the past. She said she recalls the urban removal, and this is a representation of what had been there. She said what is preservation if not to keep what is there. These buildings may not be the most gorgeous, but they represent Santa Fe. She thought age is one of the most important things because it denotes the materials that were used, the scale, the style, and the color of the buildings. Not just that something is 50 years or older. She said the ordinance needs to be improved but the 1959 ordinance has worked well in preserving many of the buildings in Santa Fe. She cautioned them to be careful what they put in the Code rewrite. She said they have to look at things carefully in terms of preservation and in terms of the ordinance and at what is valued, which is based on each person's history.

Member Guida said regarding the casitas, he doesn't necessarily agree that everything is important because it is old. He said regarding the definition of significant, the first part is problematic; *distinctive characteristics of the type, the time or method of construction*. That encompasses a lot of buildings. He thought the measures of significant structures are the criteria: "*the association of events or persons that are important on a local, national, regional or global level, or is eligible to be listed on the State or National register*. He doesn't see that these buildings meet that standard whether alone or in context that they contribute to these buildings. On contributing, he recognizes the district has changed and the Downtown and Eastside is heterogeneous. These buildings are obviously out of place and out of time. They no longer meet the standard defined in code. He also thought on the discussion on urban renewal, the insertion of the roads in Santa Fe is separate from the development of the Capitol Complex. It is not a record of urban renewal per se. They are already stretching their nonexistent statements of significance for the Downtown and Eastside District by talking about a capitol area. This little remnant is problematic. He would need a study to understand how this set of buildings embodies a record of urban renewal.

Member Guida said the other issue in historic preservation is not archaeology; we don't save everything in hopes of yielding more information. Everything is not of equal importance; things have to change over time. The current arguments weigh the value of historic preservation against housing. If we should use preservation as a weapon to prevent the development of a smarter, denser development is an important debate. That debate hinges on not looking at historic preservation of buildings as a science, but as an evolving field that recognizes the value of the community as they change over time. He said history is important, but the present is equally important. He can't see trapping the buildings and amber when they are so disconnected from a district that doesn't exist anymore, and this is so out of line with how even their flawed code is written. He said at best these are noncontributing buildings.

Member Berkley said she was on the field trip today and looking at the houses in person, she doesn't feel that disconnected from where they are.

PUBLIC HEARING:

Elizabeth West, 318 Sena St. was sworn. She said when talking about exceptional buildings it means it is out of the ordinary and is less judgement whether it is a great building. She said that applies to many of Kruger's works. She said with the issues the Board is addressing, the complexity is difficult, but she likes ambiguity. It permits acknowledgement of our developing history. Ambiguity permits looking at history in relation to stories and development. Some buildings develop into something more important because they *are* remaining; they are exceptional because they survived. Change is difficult to pinpoint, and ambiguity gives them a chance to save their history.

Adam Johnson, 121 Arroyo Hondo Trail was sworn. He said building on Ms. West's comments, he would use the word nuance instead of ambiguity. The boundaries of the historic districts actually interconnect. In making a distinction between Don Gaspar and the Downtown and Eastside, they have to consider ways they penetrate one another. They are remnants and that is a good reason to consider them as part of the story of the Santa Fe development. He found the discussion interesting about status and what is significant.

Randall Bell, previously sworn, agreed with Chair Rio's and Ms. Lamboy's comments. The question of what was recommended at the time is beside the point. The Board at that time established the status of the buildings in a way that has not shown change since. That particular part of the Capitol campus is identical to the way it was with the exception of the parking structure. There are a number of historic residences within a block of Galisteo Street and it is not necessary for them to be a contiguous development. He urged the Board to maintain the current status.

John Penn LaFarge, 6470 Old Santa Fe Trail, was sworn. He said if he understood Ms. Lamboy correctly, she talked about the significance of the building possibly beyond the district and belonging to the person who lived there, or an event that took place there, or to the city, the state or the globe. He said all these structures have character and integrity. They are also integral on the inside. He said that is important because in 2018 Santa Fe was selected by the National Geographic Society globally for their *sense of place*. Every time character or integrity is torn down or the designation changes so it can be torn down, the sense of integrity and sense of place is damaged. He said, if we believe in our town and what we stand for and what distinguishes us from any other place, that sense of place must be maintained. He urged the Board to maintain that by keeping the status of these integral houses that have great character.

Tom Spray, 444 Galisteo Street, was sworn. He said he was president of the Old Santa Fe Association at that time, and nothing has changed since. The predecessors did a great job. He urged the Board to not make any changes to what was done in 2012.

John Eddy, previously sworn, said he appreciated staff's work on this. He pointed out that the casitas cannot be considered in isolation of each other; the four go together. They are the last bridge between Analco and the De Vargas District. If still there they can tell the story of the Native and Hispanic inhabitants and the predominately Anglo neighborhoods in the Don Gaspar District. The integrity that has been there for decades is still there, despite the property owners practicing willful neglect and demolition by neglect. He urged the Board to maintain significant status on the structures and extend it to the rest of the remaining structures to be discussed.

David Rasch, previously sworn, said he tried hard to change the Downtown and Eastside Historic District into the Downtown District and Historic Eastside District. They are different. He had been the staff member for this project and wanted to caution the Board on their motions. In the first case staff recommended noncontributing and the Board failed to designate primary elevations on the Concha building, which will set the process back. There is a dilemma now and they won't have a full hearing on that case. He said in this case, code does not say that all elevations are primary because when he was at the City, significant meant that all elevations would be primary. He did not recommend that status. He said looking at the streetscape and harmony, historic boundaries do not stop at streetscape. This streetscape is part of the Don Gaspar south of Paseo de Peralta. That is where the harmony is, but these buildings, even if in the Don Gaspar Historic District, are common houses. He explained if your car was housed in a separate structure than the house, you got a break on insurance. He said being significant, old with high integrity, are all that are required. This has old with high integrity, but he still doesn't recommend it as significant. He asked that the Board If they downgrade to contributing, to assign primary elevations to avoid hampering the applicant.

Richard Martinez, previously sworn, said these houses are out of context and are surrounded by State buildings and are not good examples of urban renewal. To argue that is a problem and denigrates what urban renewal did to many cities. He urged these be downgraded to non-contributing as an opportunity for their generation to contribute to Santa Fe. He said, "Let's see what beautiful things we can do with the site that speaks to here and now rather than preserve things in amber."

Stefanie Beninato, previously sworn, said she wanted the building to be significant but is not sure that it is. She said it is definitely contributing. The building makes a transition into the Don Gaspar neighborhood and represents a time when

people could afford to live downtown. They tell a history of the organic mixed-use downtown, that they don't have now. She said preserving a 200,000 square-foot office building would be preservation in favor of more State office space when they already have too much. She asked that the Board reopen the case at 130 on the Concha Building because they failed to designate the primary facades.

BOARD DISCUSSION:

Chair Rios asked about the primary facades.

Ms. Lamboy said they should reopen 130 S. Capitol and designate primary facades.

Member Bienvenu said the last time the Board upgraded to contributing they designated the primary facades. That is an oversight that can be corrected. He asked staff's recommendation for this case for the primary façades in the event it is designated contributing.

Ms. Lamboy said the two street facades, the north and east elevations, are important to the streetscape.

MOTION: In 2023-006703-HDRB, 402 Don Gaspar Ave., Member Berkely moved to designate the structure as contributing and its garage to be retained as contributing, and the north and east elevations on the house be designated the primary façades. Member Bienvenu seconded the motion with a friendly amendment that the east elevation be included as primary designation for the garage.

Member Berkely accepted the friendly amendment.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Bienvenu and Aguilar Medrano voting in favor and Member Guida voting against.

4. **2023-006704-HDRB. 406 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's*

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 402 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 402 Don Gaspar Avenue (casita and garage). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

402 Don Gaspar Avenue: Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that was originally divided into two residential units, has more recently been used as an office and is now vacant. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official

Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned

with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structure at 402 Don Gaspar Avenue will inherently cause that structure to lose its Contributing historic status, staff have determined that an exception is required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed:

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

Applicant Response: The demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: To-date, the structures at 402 Don Gaspar Avenue have been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that they are presently being utilized for storage. Future maintenance of the existing structures will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently being utilized for storage.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Lisa Gavioli

Sincerely,

Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 402 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 402, 406, 410 & 414 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

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

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: _____ 3/20/23
Date

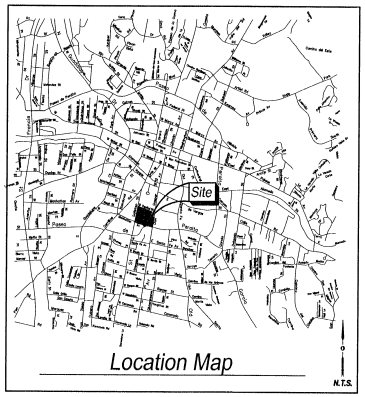
Anna Silva
Print Name

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = RCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. 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 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS 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.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 350490C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: _____
BILL TAYLOR
ITS: DIRECTOR

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY _____ MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

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WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 43°45'01" E, A DISTANCE OF 3572.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 12th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM, AND WAS DULY RECORDED IN BOOK 722 PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
inst #1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
_____ DEPUTY

Plat of 722001

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

_____ 09/10/10
CITY ENGINEER FOR LAND USE DATE

_____ 8.18.10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

_____ 09/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110
Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13
together with Portions of lots 4, 12, 14 and 16 and
Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of
Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N 45°25'26"E, A DISTANCE OF 3,426.54 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

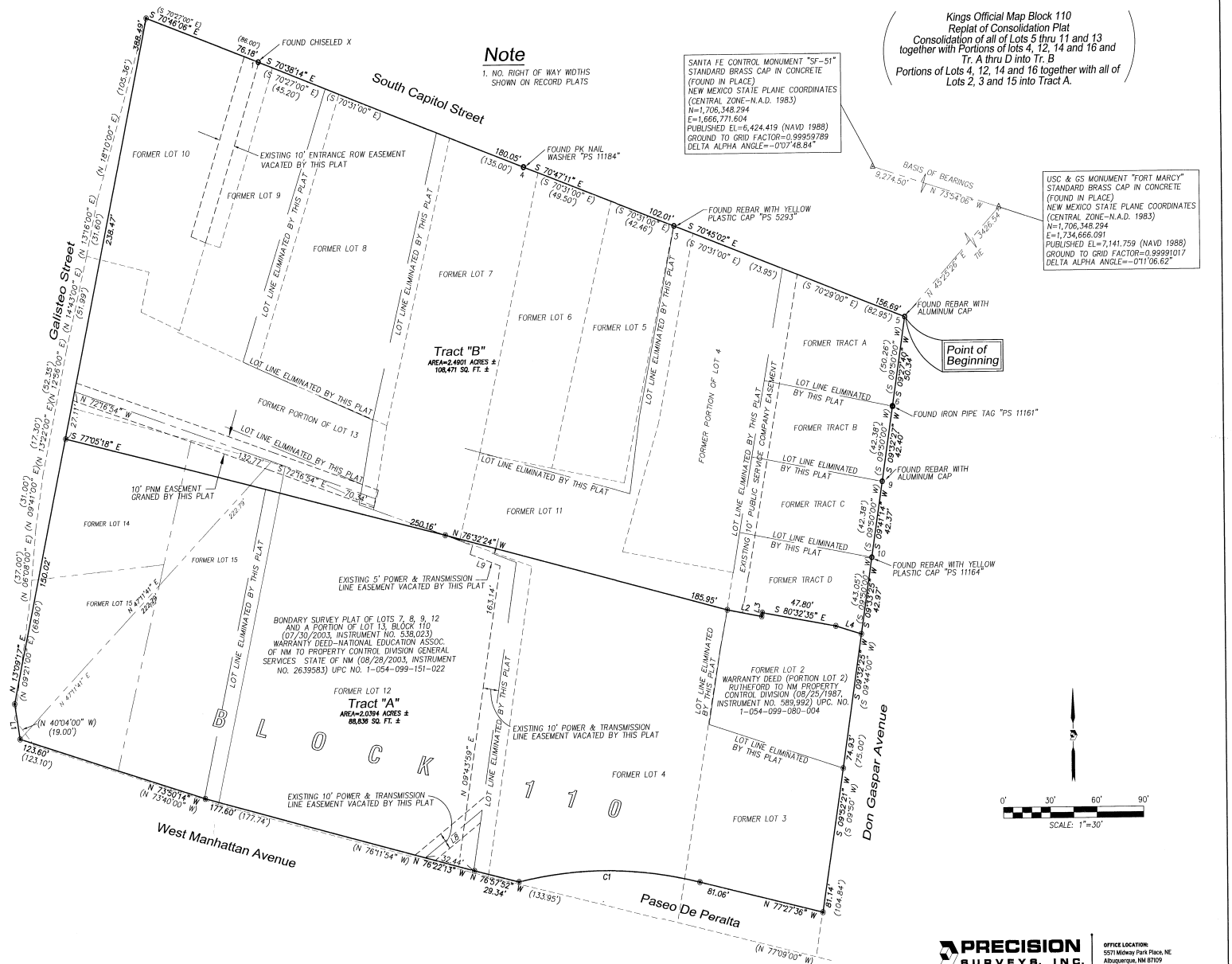
LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS

SANTA FE CONTROL MONUMENT "SF-51"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,666,771.604
PUBLISHED EL=6,424.419 (NAVD 1988)
GROUND TO GRID FACTOR=0.99959789
DELTA ALPHA ANGLE=-0°07'48.84"

USC & GS MONUMENT "FORT MARCY"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,734,666.091
PUBLISHED EL=7,141.759 (NAVD 1988)
GROUND TO GRID FACTOR=0.99991017
DELTA ALPHA ANGLE=-0°11'06.62"



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
o	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

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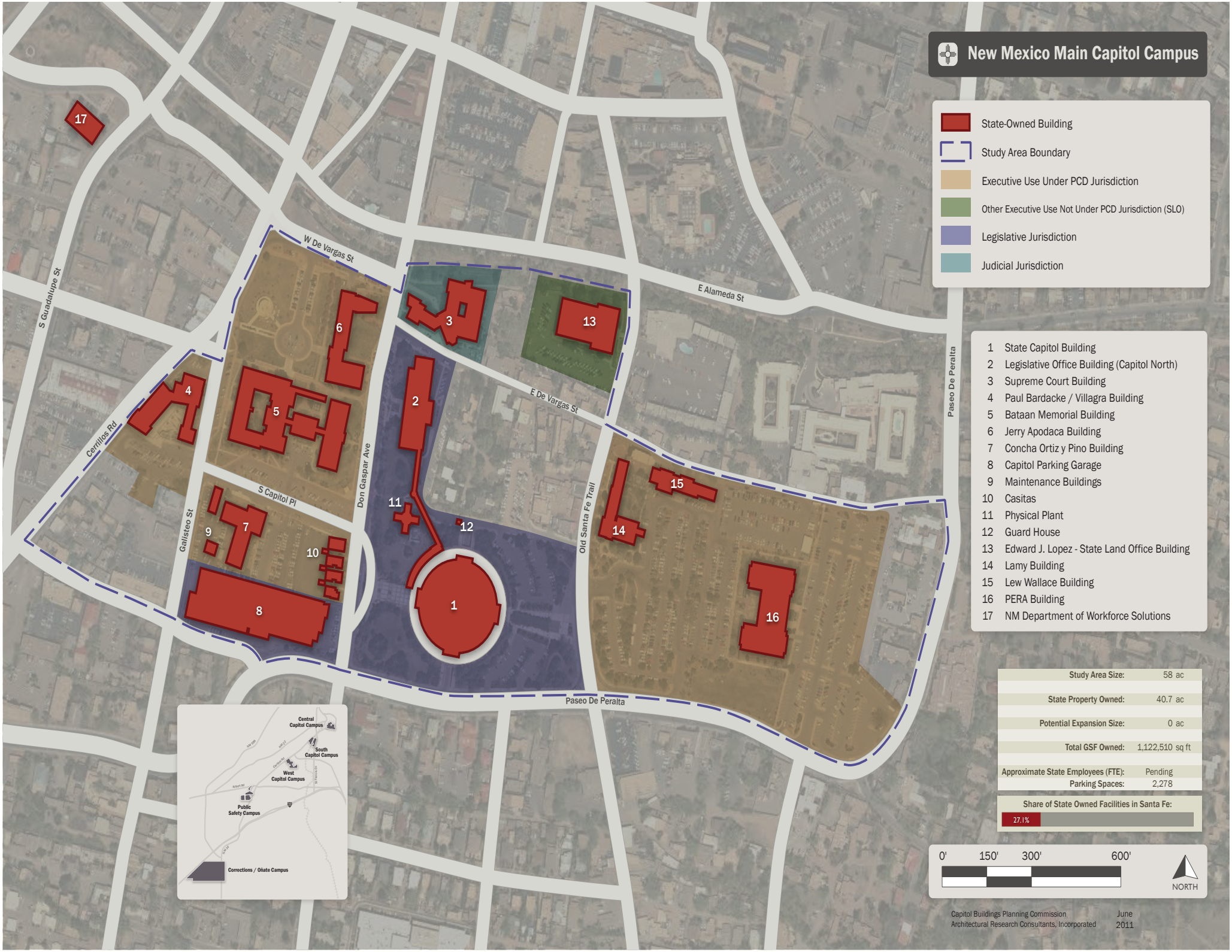
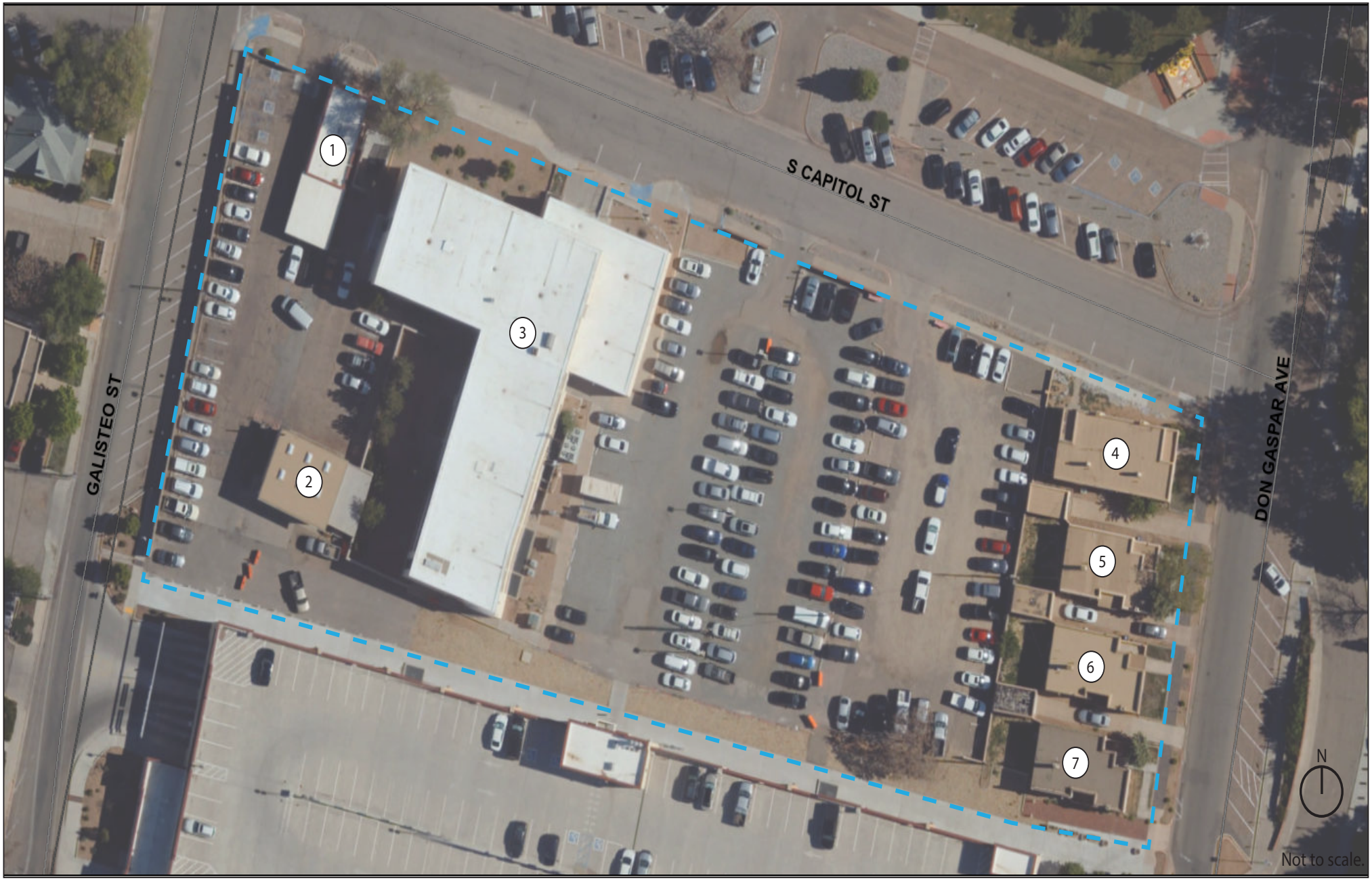

New Mexico Main Capitol Campus
State-Owned Building
Study Area Boundary
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 0 ac
Total GSF Owned: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Parking Spaces: 2,278
Share of State Owned Facilities in Santa Fe:
27.1%
0' 150' 300' 600'
NORTH
Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated
June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1 Motor Pool Building
128 S. Capitol Street

2 Maintenance / Garage
128 S. Capitol Street

3 Concha Ortiz y Pino Building
130 S. Capitol Street

4 "Don Gaspar Casitas"
5 402 Don Gaspar Avenue (casita & garage)
5 406 Don Gaspar Avenue (casita & garage)
6 410 Don Gaspar Avenue (casita & garage)
7 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

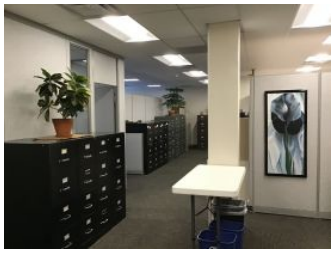
The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B04.	**P/Class:** 3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

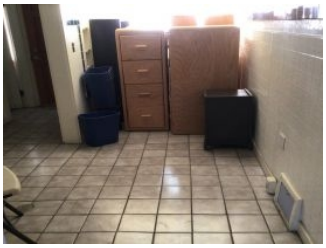
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

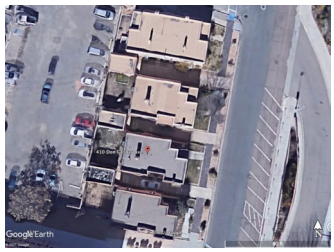
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

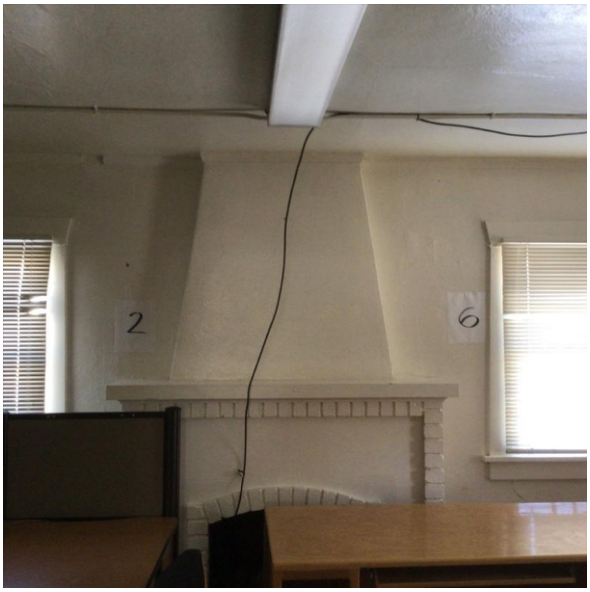
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

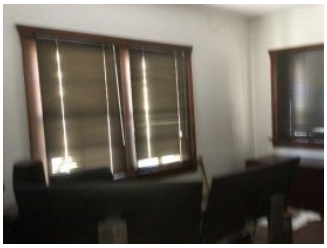
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

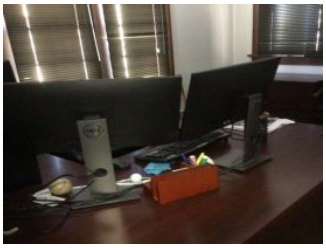
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

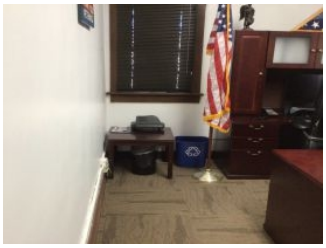
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

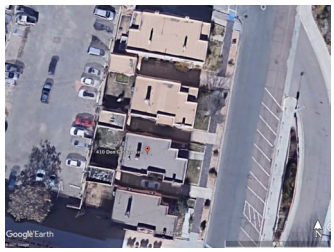
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

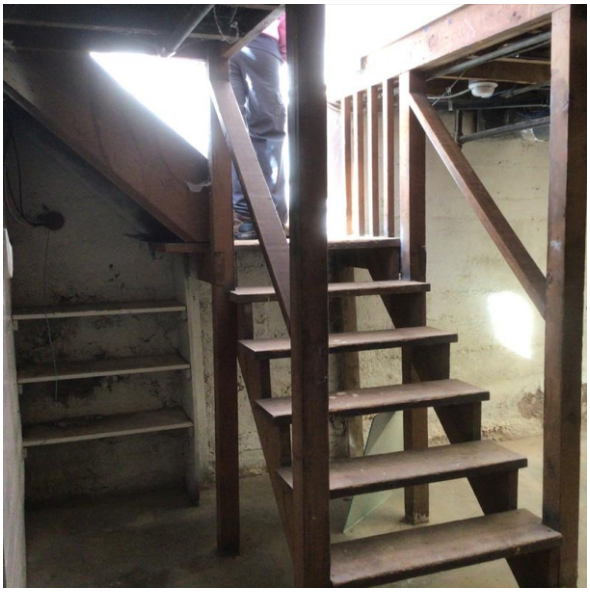
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





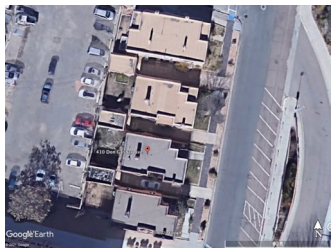
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across the street from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

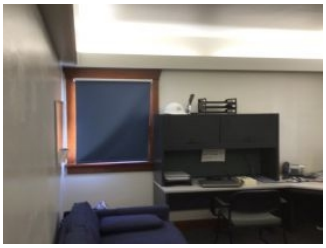
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

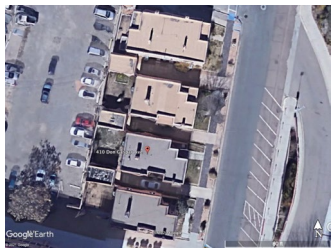
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

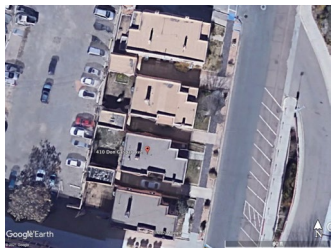
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

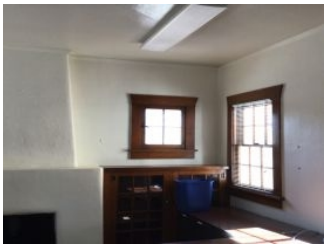
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

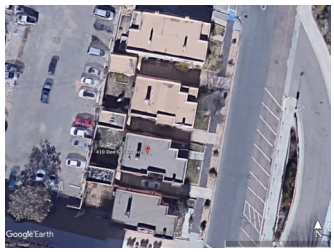
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.

Project Description

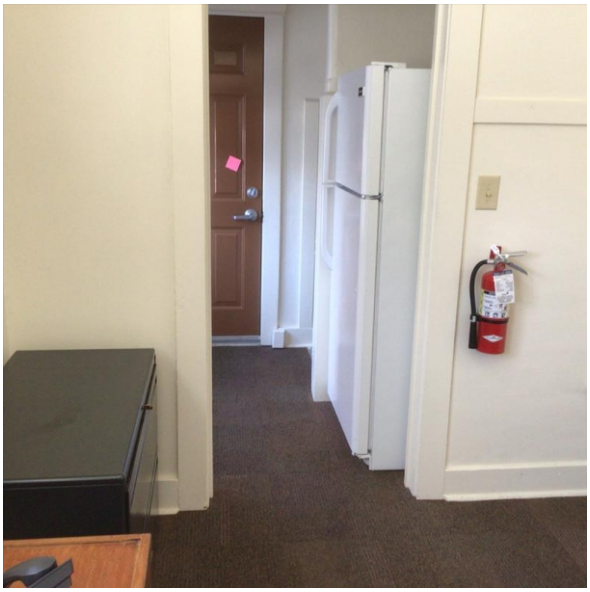
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

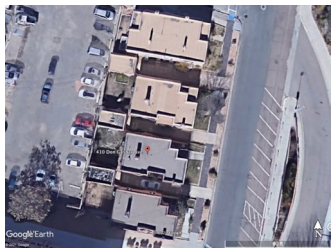
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:**	05.	**Type 2:**	C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

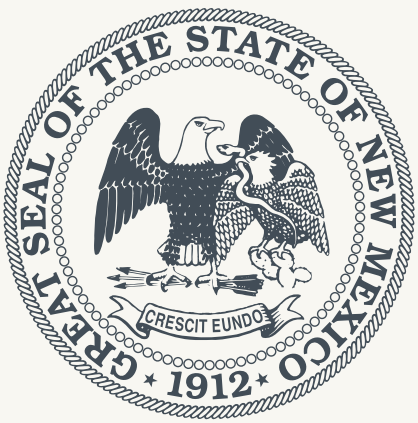
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com



402 Don Gaspar Ave – East (Front) Façade



402 Don Gaspar Ave –North Façade



402 Don Gaspar Ave – West Façade



402 Don Gaspar Ave – South Façade



402 Don Gaspar Ave – Garage East Façade



402 Don Gaspar Ave – Garage North Façade



402 Don Gaspar Ave – Garage West Façade



402 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Linda M. Trujillo, Superintendent
Clay Bailey, Director

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

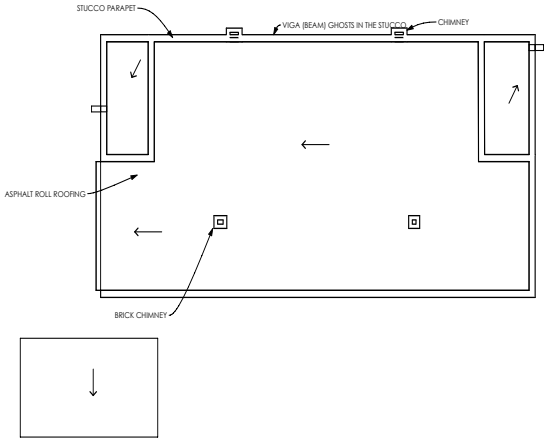
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

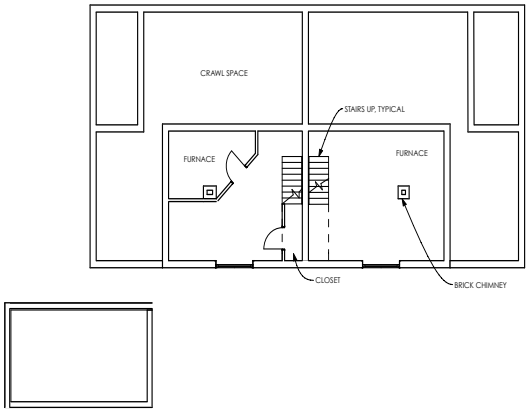
It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

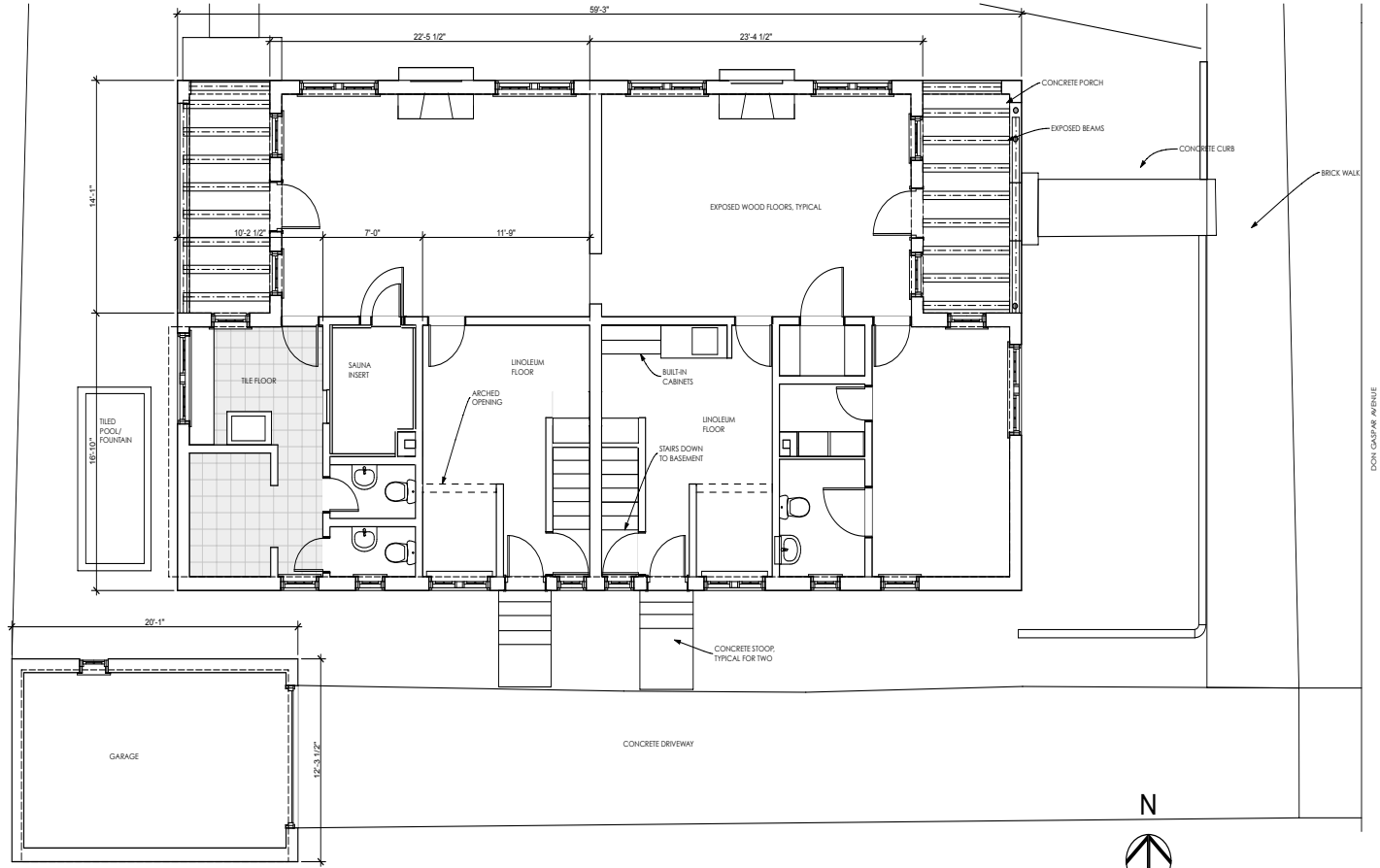
/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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

GAYLA BECHTOL ARCHITECT
505-988-3315 WWW.GBASANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

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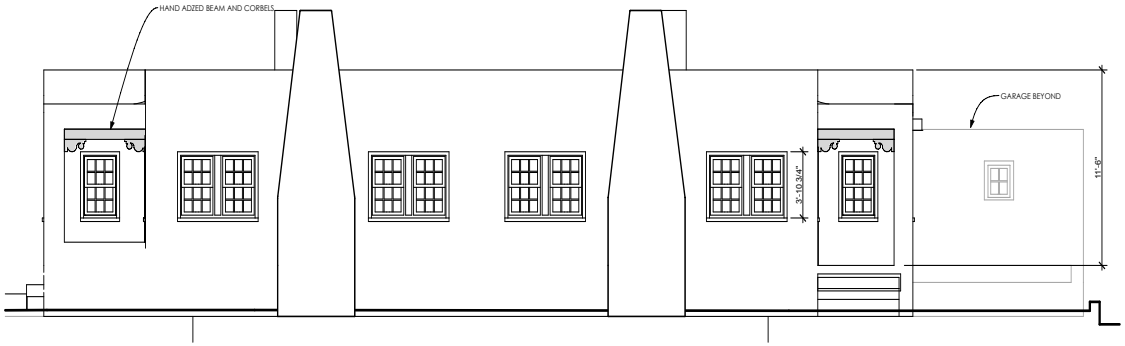
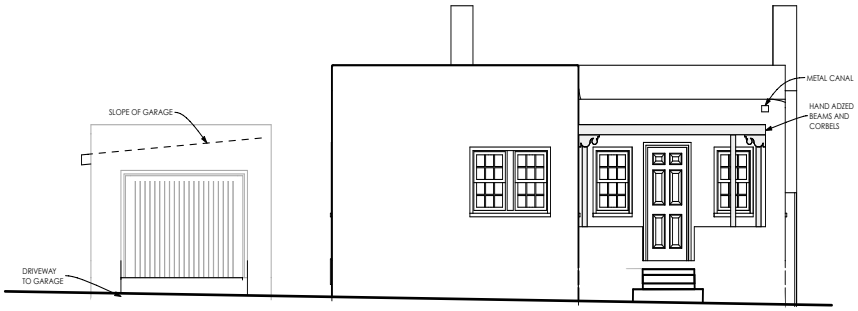


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



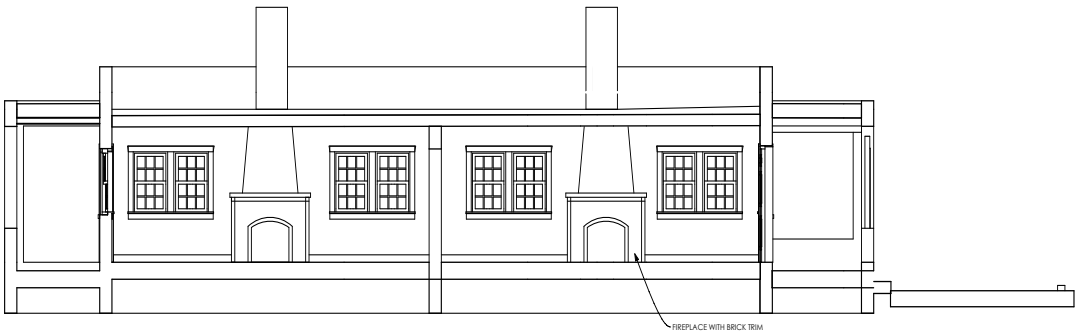
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



5 SECTION THROUGH LIVING AREAS
SCALE: 1/4" = 1'-0"

GAYLA BECHTOL ARCHITECT
505 988 3313 WWW.GBSANTAFE.COM

402 DON GASPAR AND 102 S. CAPITOL ST.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

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Plotted On: 7/9/12

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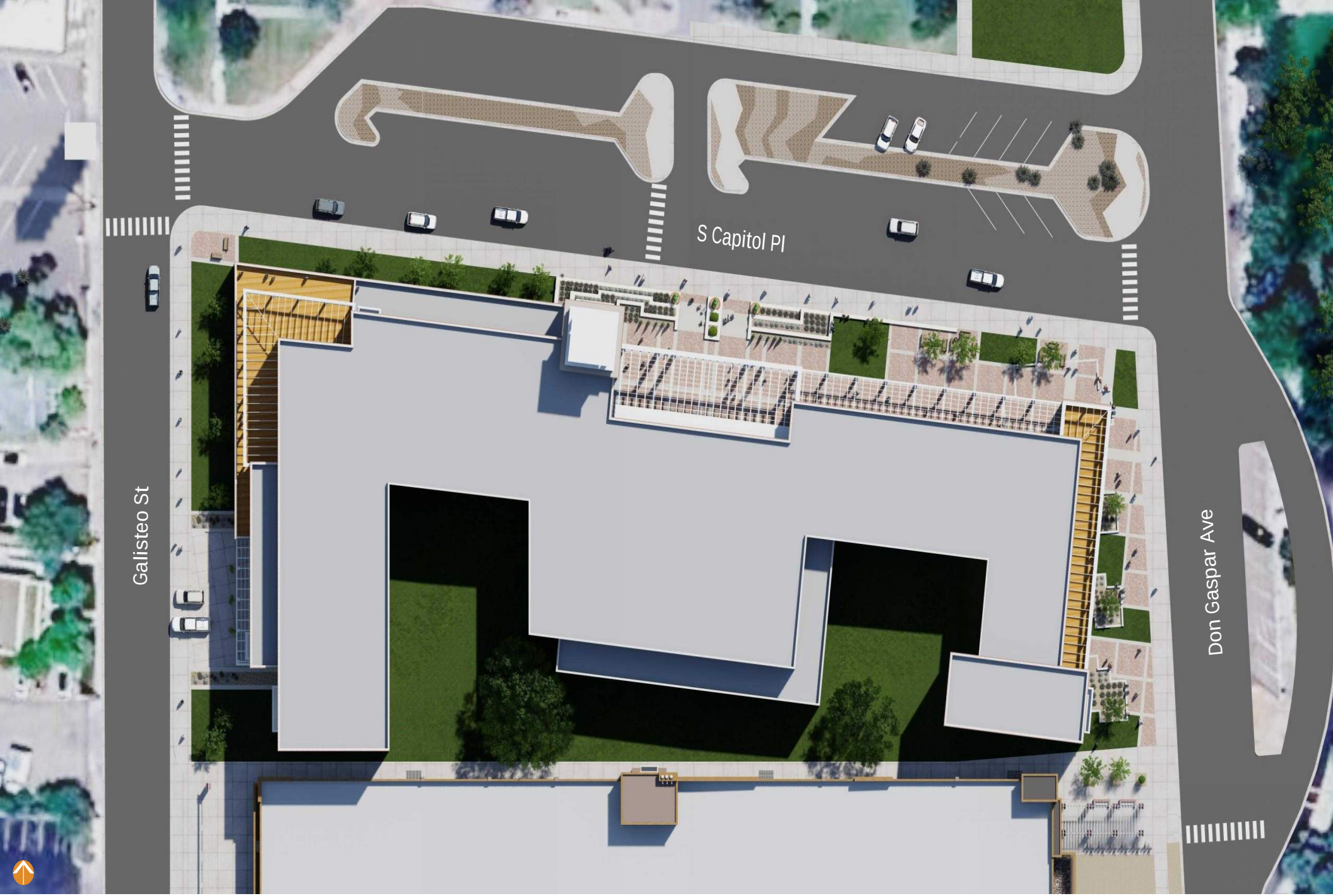

Site Plan

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



Main North Entry

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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East Facade

STATE OF NEW MEXICO

Executive Office Building

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August 28, 2023

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West Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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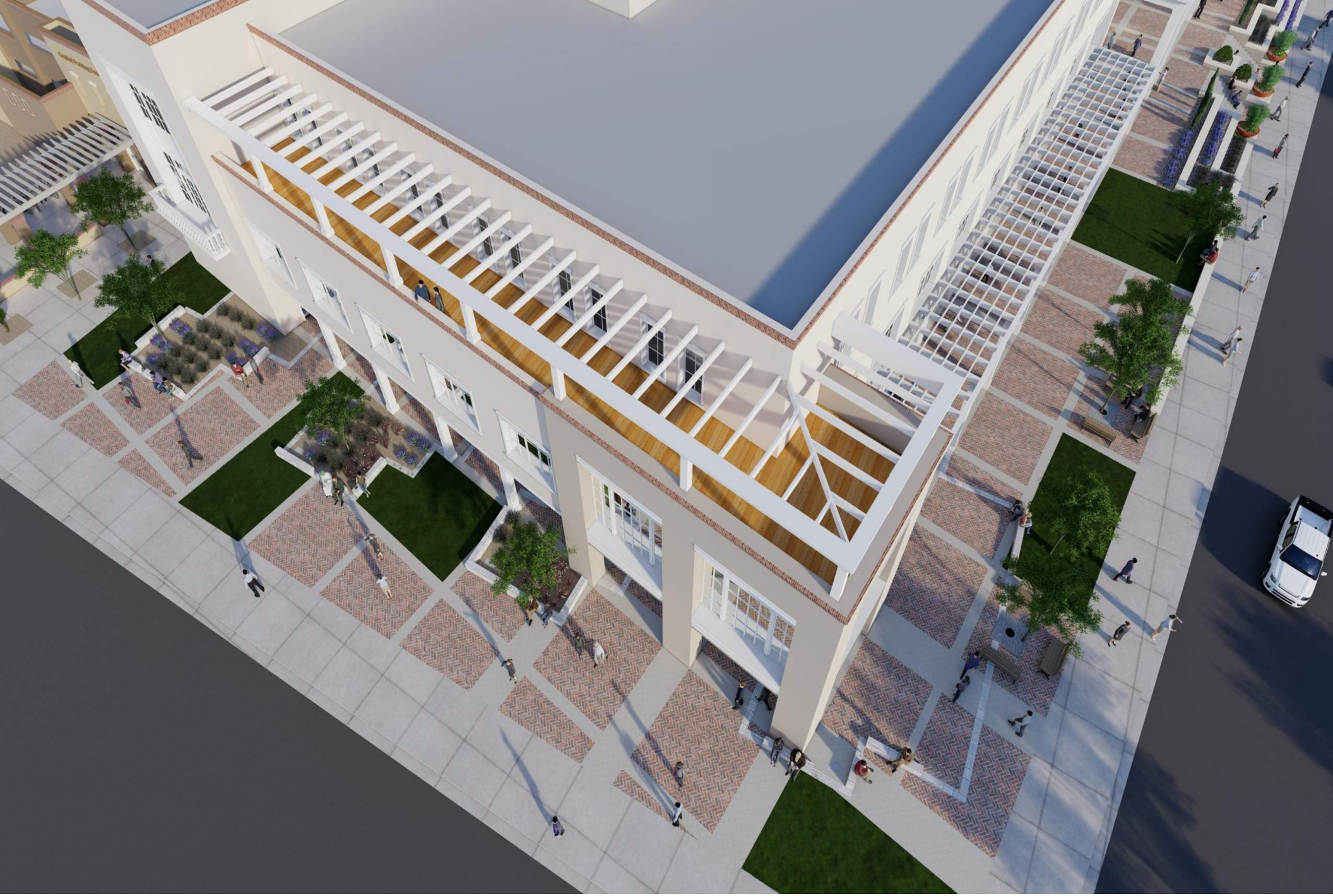

Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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North Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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East Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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West Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects

City of Santa Fe, New Mexico

memo

DATE: March 26, 2024

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

---

2023-007596-HDRB. 406 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence) and garage. Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

____ **Other**: 5/9/23 Hearing Minutes
Building Official Structural Report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

___ **Elevations**

_x_ **Photographs**

_x_ **Other:** Structural Report

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request for demolition of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



Figure 1 Vicinity Aerial - Present Day

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:

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.

Section 14-5.2(M)(3)(b) states, “State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2.” The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building’s existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930. The single-family residential structure and associated garage at 406 Don Gaspar Ave is constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of many bungalows, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar and South Capitol area.



Figure 2 1957 Aerial

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

406 Don Gaspar Ave

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building and the Paseo de Peralta roadway. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state

office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern; the general design narrative of the Capitol campus is Territorial Revival Style. The design narrative of this street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE

(A) Summary of Procedure

1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.
2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application , make a recommendation to the governing body to either grant or deny the application .

(B) Hearing Required

1) In all applications involving the demolition of a structure , provision shall be made for a hearing, as set forth in the preceding section.
2) The HDRB or governing body , as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.

(C) Staff Review and Report

Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.

1) A report on the historic or architectural significance of the structure;
2) A report from the city building inspector on the state of repair and structural stability of the structure;
3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit , a report from the land use director on whether the demolition would damage possible archaeological artifacts; and,
4) Other information as requested by the HDRB or governing body .

(D) Referral to Archaeological Review Committee

Upon receiving an application for demolition of structure in a historic district or a landmark structure, the land use director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.

(E) Appeals

1) HDRB decisions on demolition of structures may be appealed to the governing body pursuant to Section 14-3.17.
2) The governing body , with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the H District regulations under Section 14-5.2. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.

(F) Denial of Demolition Request

A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).

(G) Standards

1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
    a. Whether the structure is of historical importance;
    b. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
    c. The state of repair and structural stability of the structure under consideration.
2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
    a. The historical importance of the structure; and
    b. The state of repair and structural stability of the structure.

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.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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 ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

Section 14-5.2(M) State Capital Outlay Projects
(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose
a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures
a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project , the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain

unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.

d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape . The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade 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 facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe , laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible

façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color , matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features

Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or water-spouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height

The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape . When determining an applicable streetscape , vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape , the maximum height shall not exceed the average height of existing buildings in the streetscape . The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If

there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.

b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

people could afford to live downtown. They tell a history of the organic mixed-use downtown, that they don't have now. She said preserving a 200,000 square-foot office building would be preservation in favor of more State office space when they already have too much. She asked that the Board reopen the case at 130 on the Concha Building because they failed to designate the primary facades.

BOARD DISCUSSION:

Chair Rios asked about the primary facades.

Ms. Lamboy said they should reopen 130 S. Capitol and designate primary facades.

Member Bienvenu said the last time the Board upgraded to contributing they designated the primary facades. That is an oversight that can be corrected. He asked staff's recommendation for this case for the primary façades in the event it is designated contributing.

Ms. Lamboy said the two street facades, the north and east elevations, are important to the streetscape.

MOTION: In 2023-006703-HDRB, 402 Don Gaspar Ave., Member Berkely moved to designate the structure as contributing and its garage to be retained as contributing, and the north and east elevations on the house be designated the primary façades. Member Bienvenu seconded the motion with a friendly amendment that the east elevation be included as primary designation for the garage.

Member Berkely accepted the friendly amendment.

VOTE: The motion passed by (3-1) roll call vote with Members Berkley, Bienvenu and Aguilar Medrano voting in favor and Member Guida voting against.

4. **2023-006704-HDRB. 406 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 406 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's*

historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 406 Don Gaspar Ave was constructed of pentile with a stucco finish in the Spanish Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation.

Additionally, as is typical of the bungalows of the time, the building has a basement. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 406 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Spanish Pueblo Revival Style. This includes the use of stucco as well as wooden lintels with corbels on the portals on the east and south elevations. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.
The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:
Staff recommends the historic status of the single-family structure at 406 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures. East and south elevations as primary facades.

Member Guida asked if staff could continue the presentation of their staff reports for the other two cases and the Board vote on all three cases at once, after one public comment.

Attorney Ruybalid said as long as there is a separate motion and separate vote on each property.

Ms. Lamboy said that was fine, but the public comments need to be sure to identify if they are commenting on a particular structure. She continued her presentation.

5. **2023-006705-HDRB. 410 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for The State of New Mexico, owner, requests a historic building downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation.

Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional step back on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important

lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 410 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as pedimented columns and porch on the east as well as a brick coping. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 410 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

6. **2023-006706-HDRB. 414 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 414 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as a brick coping.

The front façade has less architectural detail and is not as articulated as the façade of the buildings to the north.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:
Staff recommends the historic status of the single-family structure at 414 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

PUBLIC HEARING:

David Rasch said he is speaking for all six buildings, each with a garage. He said it is unbelievable that Code does not use the terms Spanish Revival, Spanish Territorial or Territorial. The Code uses Old Santa Fe and Recent Santa Fe style. He said John Gaw Meem in 1975 is the modern movement and these are pentile adobe buildings. They are exact examples of Recent Santa Fe style in Pueblo Spanish Revival and Territorial Revival. He said again, he does not recommend significant.

Tom Spray, previously sworn, said the effort by the State in 2012 was put on the area where the casitas were located, including the empty parking lot. At the time OSFA said they were not against the office building and requested a massing study. They wanted to see if a 60,000 square-foot building would fit there. They have an exceptional office building in which the State has won awards for preservation. It was a win-win. He urged the Board to adopt all of staff's recommendations for all six structures.

John Eddy, previously sworn, urged the Board to accept staff's recommendation all six buildings to be significant, but making the first building contributing, locks them into being consistent with the other buildings. He said the four buildings are very related, like children born to a mother at the same time. They should be treated consistently. He said the Board unfortunately, set a precedent which he preferred had been significant.

Adam Johnson, previously sworn, said these are interesting when looking at them one by one. They have different stylistic features but the same footprint. He thought it worth consideration how significant status would play into that.

Stefanie Beninato, previously sworn, said the Board should follow staff recommendations for significant status on the casitas and contributing for the garages. The buildings are different and were built at different time periods by different builders. On the backside, the windows are characteristic of a time when windows were varied in height. She thought the back could be designated primary, but the duplex doesn't merit that. She reminded them it is important to preserve the downtown history. Until 1940 everyone lived within two miles of downtown. The residents were artists or worked in hospitality who were able to live downtown. She thought that important to help give this status.

BOARD DISCUSSION:

Member Guida was troubled that the four properties would likely be designated as contributing. He said he mentioned the 2012 case tonight because he thought those designations, specifically the significant designation, was made out of fear of development, not good preservation practice. He thought the comments this evening are motivated by the same fear of change and new construction, and preferring what is here now. Possibly that is because the ordinance is ambiguous. That opens up space to voice and use the ordinance for that and to prevent development. He pointed out that all of the efforts of Santa Fe style through the 1990s, was about design. It was not a historic preservation ordinance, it was a historical styles movement and a style control exercise about design, placemaking and creating a unique place and identity for Santa Fe. He said he agrees with some in the public who stated that it is the reason Santa Fe is unique. He said when he looks at this from the site, the ground, an aerial etc., he is confounded by the design. In any other context of discussion on good urban design, this is a ridiculous move. He said he is frustrated at this aspect of supposed historic preservation being used as a weapon. It is at odds with good design and what they set out to do and that they did successfully through 1990s. He said he does not support any arguments about the historic status of the structures. He said this seems very misguided.

Chair Rios said she was on the Board in 2012. She believed they obviously had discussion and Board members, including herself, felt the buildings should be significant. She felt that decision was from a preservation standpoint not as a "weaponized" aspect.

Member Berkley said for the record she is not making these motions because she is afraid of the potential building. She thought Member Guida had mischaracterized some intentions. She said she is of a clear mind and if all four of these were presented as one piece, she would consider them as primary.

MOTION: In 2023-006704-HDRB. 406 Don Gaspar Ave., Member Berkley moved to designate the house as contributing and maintain the garage as contributing and designate the east and south as primary for the house and the east façade as primary for the garage. Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano and Berkley voting in favor and Member Guida voting against.

MOTION: In 2023-006705-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to downgrade the status of the main building to contributing and maintain the garage status as contributing and to designate as primary façades, the east and south for the house and the east façade as primary for the garage. Member Berkley seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Aguilar Medrano, Berkley and Bienvenu voting in favor and Member Guida voting against.

MOTION: In 2023-006706-HDRB. 414 Don Gaspar Ave., Member Berkley moved to downgrade the status of the house to contributing and maintain the garage status as contributing and designate the east and south as the primary façades for the house and the east façade as primary for the garage. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano, and Berkley voting in favor and Member Guida voting against.

Ms. Jenkins asked if they will revisit the primary façades for 130 S. Capitol. She asked if appropriate to have confirmed the yard walls on 128 S. Capitol will also be a noncontributing designation.

Ms. Lamboy confirmed with Attorney Ruybalid that it would not be an issue regarding notice although not specifically included in the caption. She said she would address that in the discussion of primary facades.

2. **2023-006709-HDRB. 130 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006709-HDRB, 130 South Capital, Member Bienvenu moved to reopen the case for the purpose of the designation of primary facades. Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Aguilar Medrano, Berkley and Guida voting in favor and none voting against.

Ms. Lamboy said staff's opinion is that the elevations facing S. Capitol Street, north, should be considered as primary. The courtyard was an important feature as outlined in the drawings. Staff recommends the west elevation be considered primary. For the yard wall abutting the parking area, staff recommends designation as primary as it is a stylistic modernist movement design.

Member Guida confirmed that staff recommended for primary the entirety of the north façade, the west courtyard facing elevation and the entirety of the courtyard yard wall.

PUBLIC COMMENT

David Rasch, previously sworn, said the Concha building modernist quality is not preserved with one façade. The east and west façade are minimally fenestrated creating the massive two ends in a highly window dominated north and south, and east façade on the interior courtyard. The character defining features on the building are not just the fenestrated façades, they are east and west as well. They are significantly different and give a different quality of the building. If the north façade were mimicked on the west and east façade, the building would be very different.

Chair Rios asked if he was indicating the west should be included. She said staff indicated north and west and the yard wall.

Mr. Rasch said he would designate east and north of the main building, but he didn’t know about the interior courtyard. Either east or west of the massing is character defining of the building, it is not just fenestrations.

Ms. Lamboy confirmed Mr. Rasch referenced the east elevation left of the flagpole.

Mr. Eddy, previously sworn, said he agreed with Mr. Rasch.

MOTION: In 2023-006709-HDRB, 130 South Capitol Street, Member Guida said the motion has been reopened to designate the following primary elevations: the north elevation, finding that it adequately conveys the shifted massing and fenestration and the entry of the building; the west courtyard facing elevation because of its design features and relationship to the designed courtyard, and the entirety of the courtyard enclosed yard wall.

Member Bienvenu asked if Member Guida had deliberately not included the east elevation.

Member Guida said the east elevation is unremarkable. The west elevation has vertical elements, and the courtyard entry is a defining characteristic of the building. He thought given the restrictions working within, or near, primary façades, they should be able to maintain the massing and all of the character defining features of the building with the façades as designated.

Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members, Berkley, Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

1. **2023-006708-HDRB. 128 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida moved to reopen the case to clarify the yard walls as noncontributing. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

Ms. Lamboy said on the yard wall shown in front of the building, it stands alone and does not contribute to the character of the district, and she isn't sure when the wall was built. The primary property was built in 1961 and finished in 1969 and may be historic, but staff recommends designation as noncontributing.

Ms. Jenkins said her records indicate the wall was [built] around 1981.

Ms. Lamboy said the cut-out in the yard wall indicates a traffic triangle for site which was not used prior to 1980, so it is consistent that it is a newer addition.

PUBLIC COMMENT

Ms. Beninato said it should not be contributing, but she wondered what would be visible to the public if removed.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida said adding to the Board's previous designation of the building as noncontributing, he moved to designate the yard wall of the property as noncontributing as well. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, May 23, 2023

L. ADJOURNMENT

MOTION: Member Guida moved to adjourn the meeting at 8:20 pm. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (4-0) roll call vote with Members, Berkley, Bienvenu, Guida and Aguilar Medrano

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53813 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 406 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT NEEDS UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A SPANISH PUEBLO REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI # 53813 **Address of Property**: 406 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☒ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☐ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☒ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE,PERIOD AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☒ Yes ☐ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53813 Address of Property: 406 DON GASPAR AVENUE	NMCRIS # 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF

HCPI #	NMCRIS # 152221
Address of Property: 406 DON GASPAR AVENUE	

G. Doorways

☐N/A **Number of Doorways**: 2	
Type: ☒One-leaf ☐Two-leaf	
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:	
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom	
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe	
Depth of Reveal: 5"	
Notes:	

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe: TRIPLE	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES ,DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012, AND MATTHEW J BARBOUR, ARCHEOLOGICAL DATA PLAN , NMCRIS

9. Attachments

Please indicate which items are attached:

☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

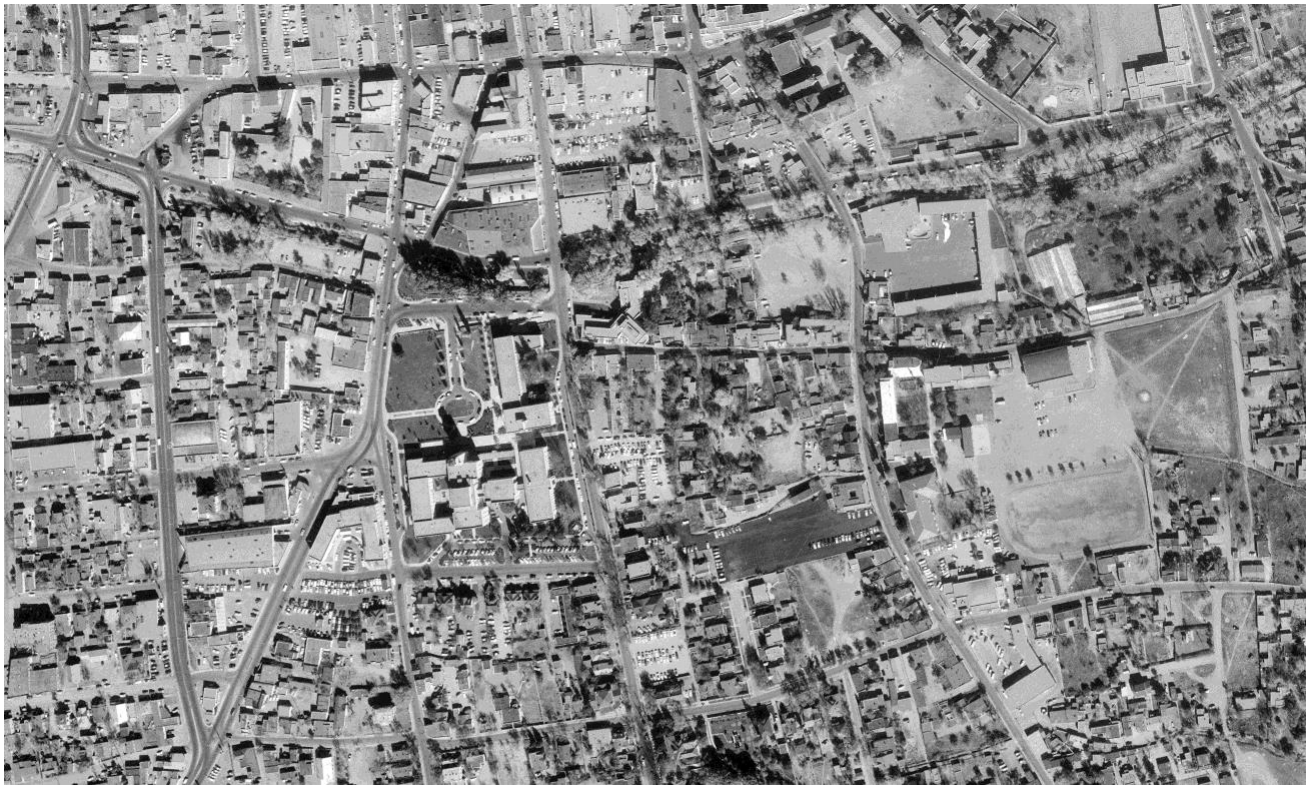
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



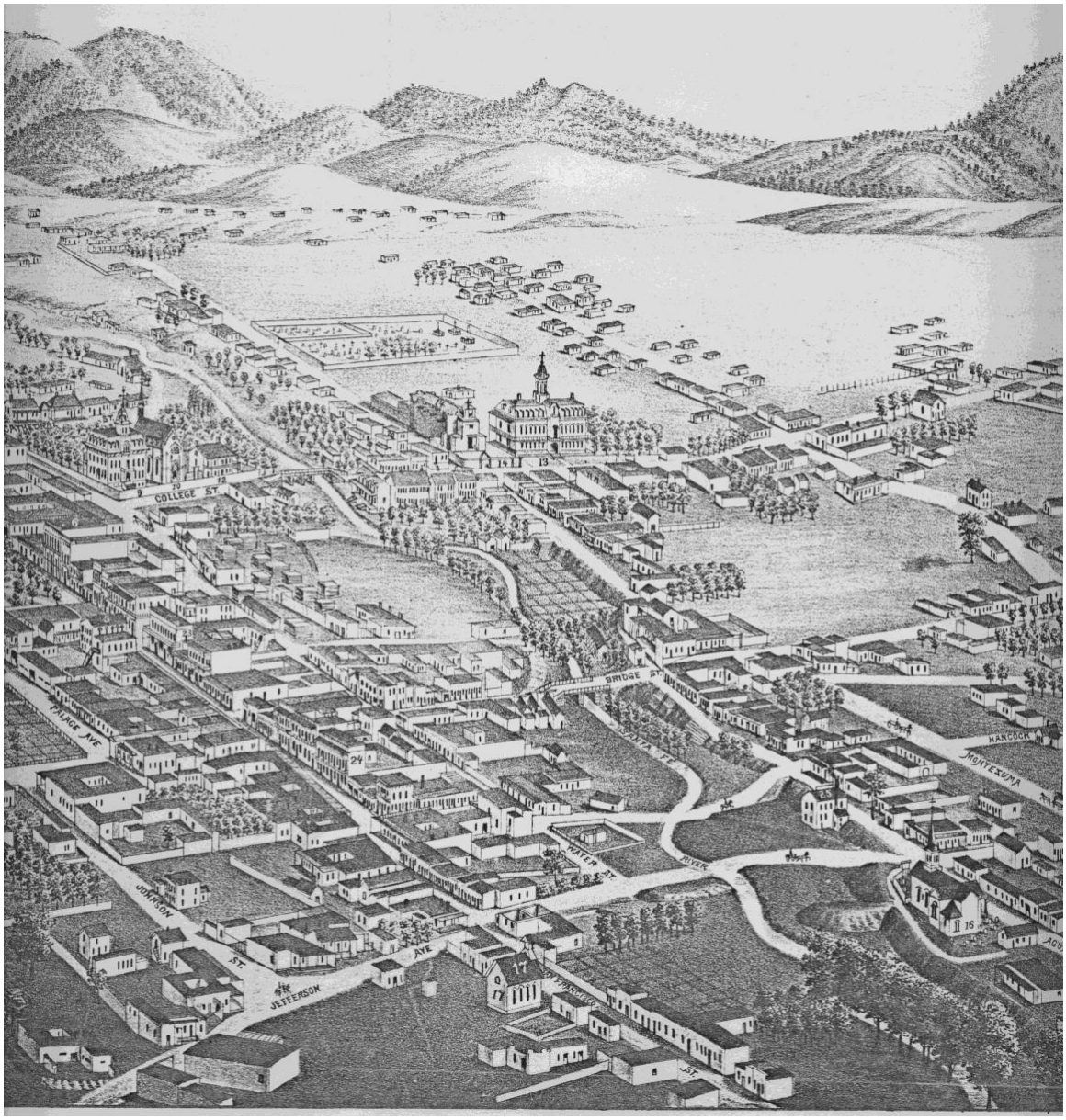
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

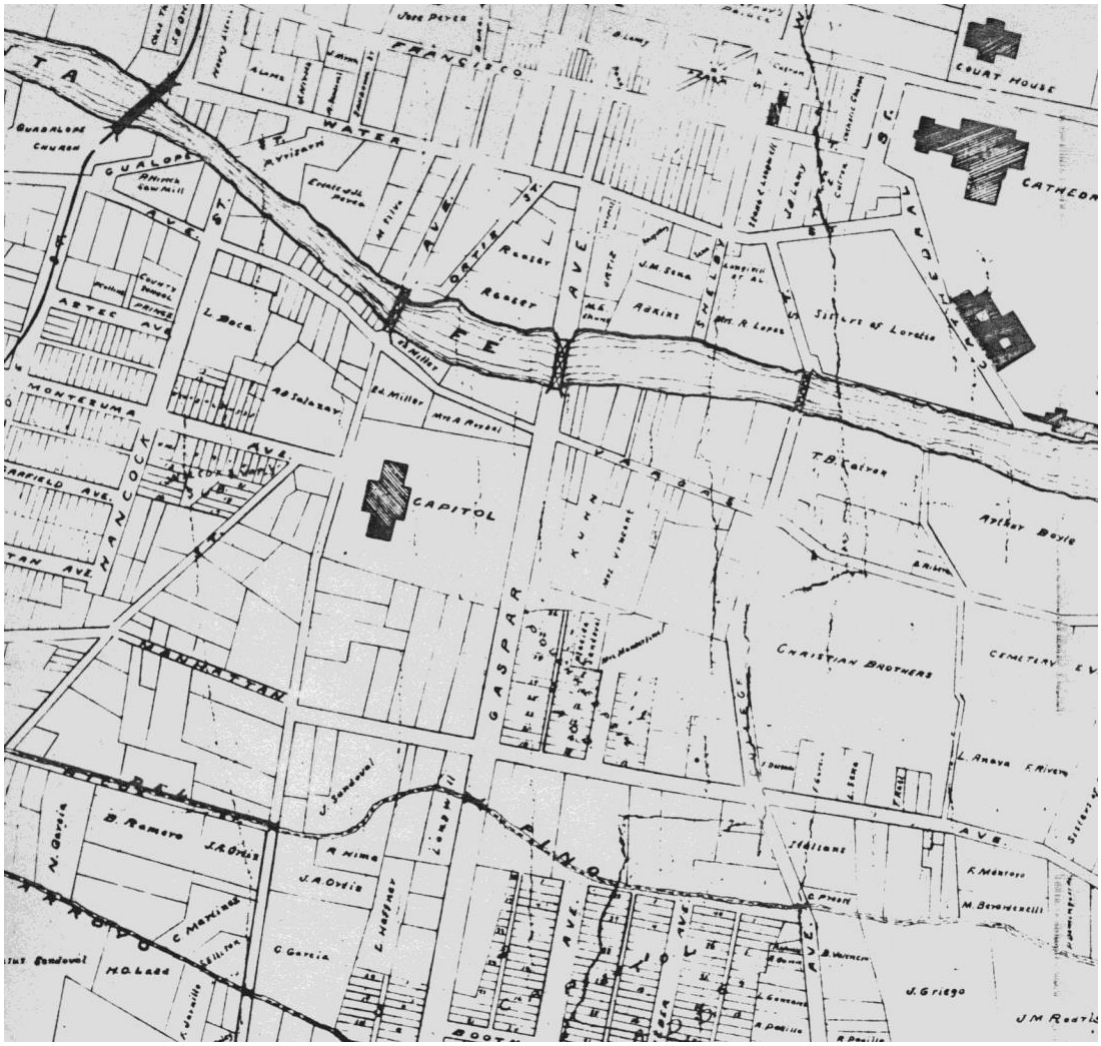
AERIAL PHOTOGRAPHS AND MAPS



1885-86 HARTMANN

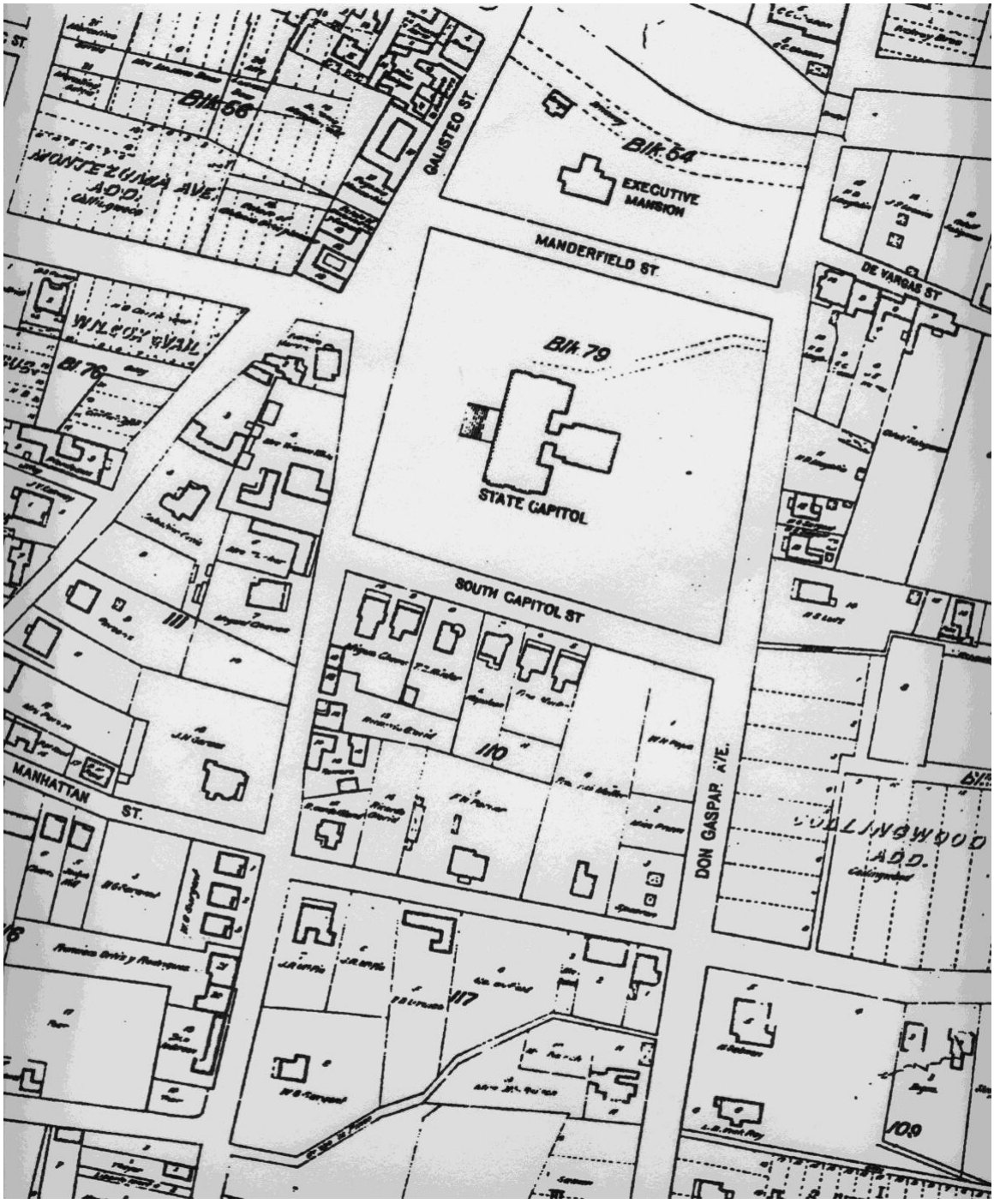
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



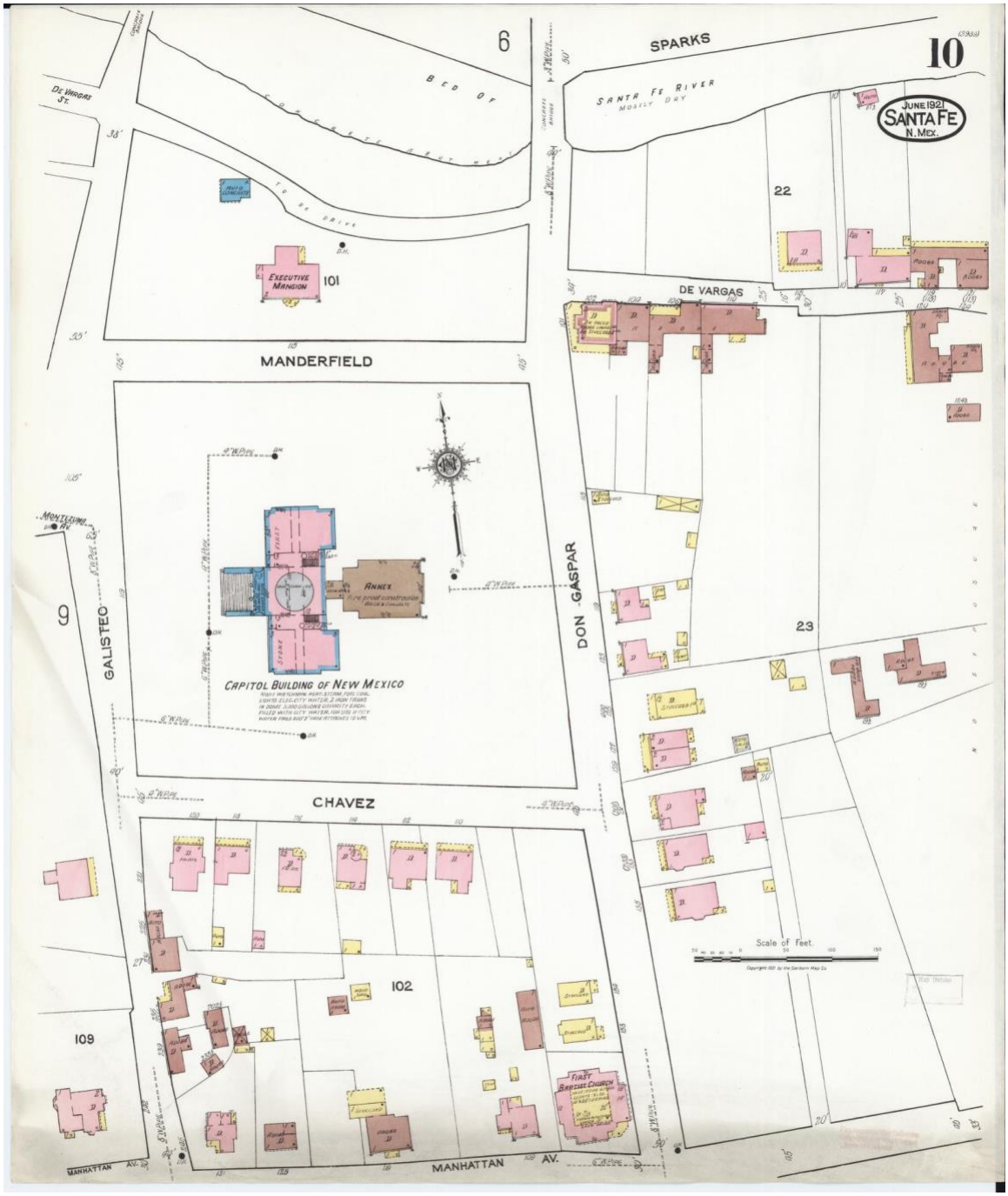
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



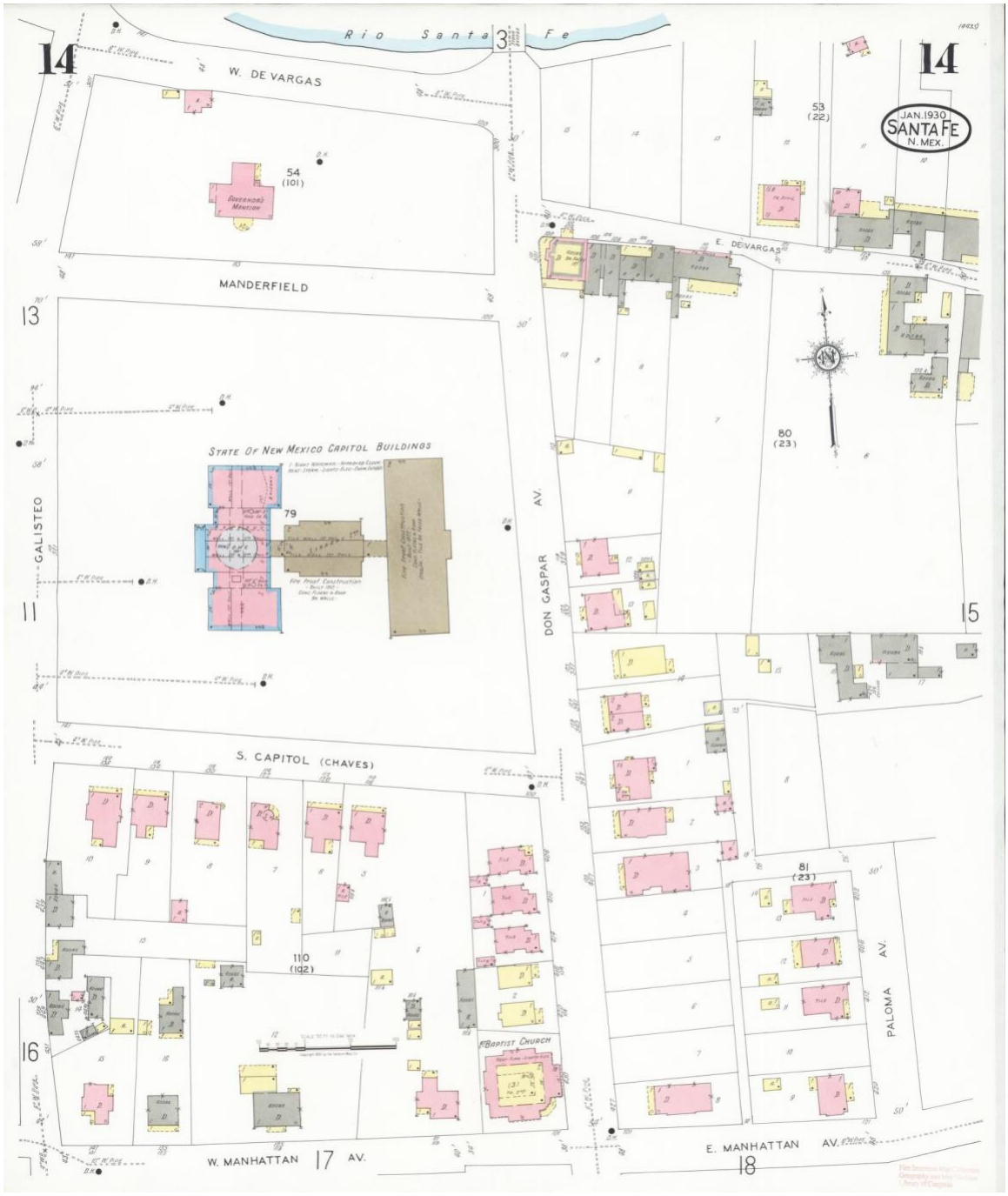
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

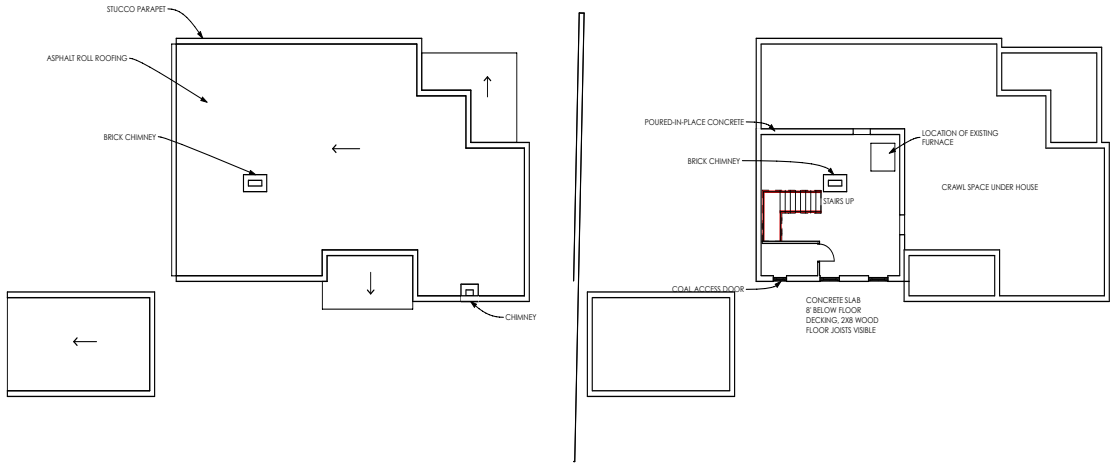


Sanborn Map, 1921

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS

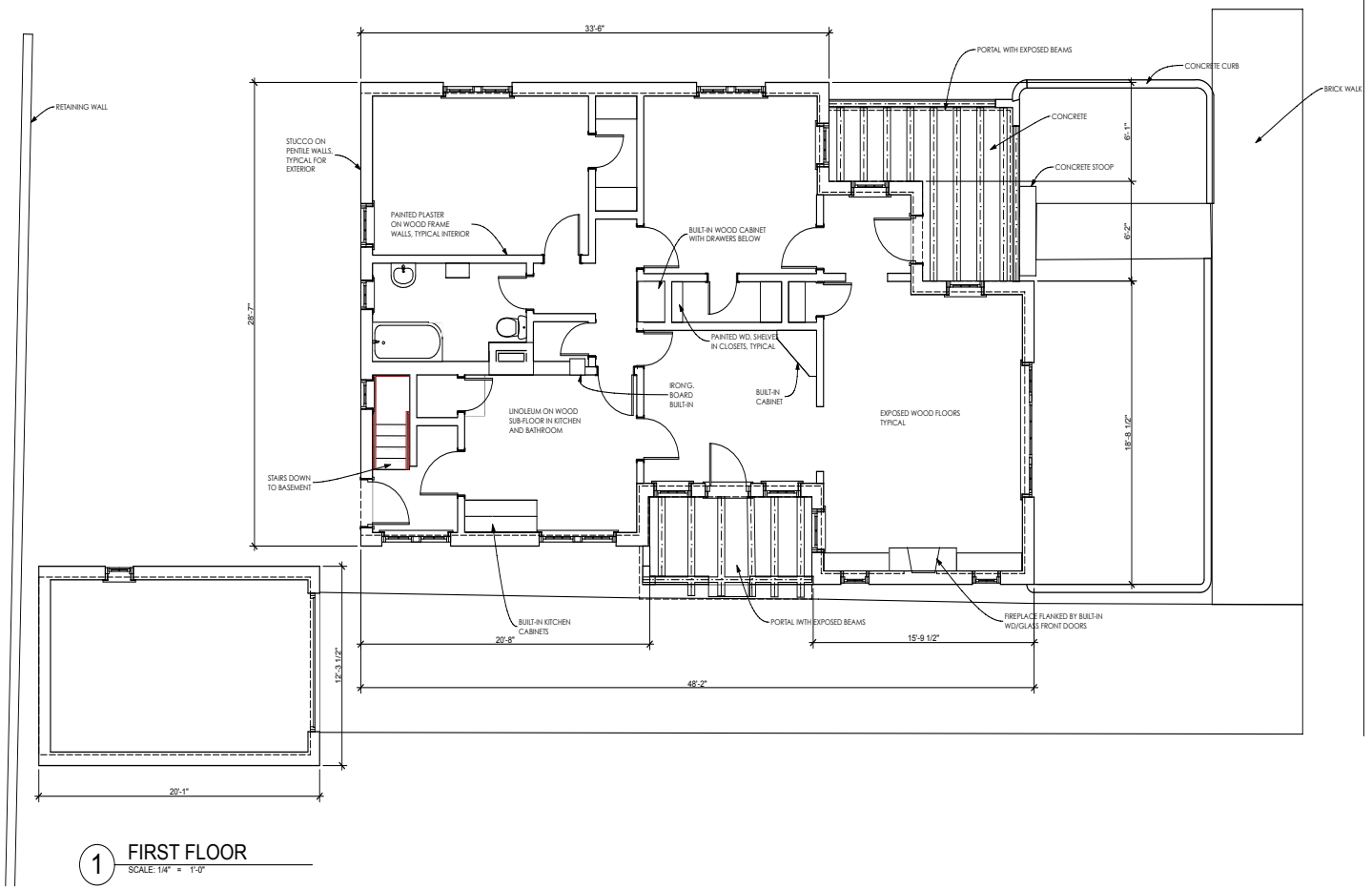


Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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

DON GASPAR AVENUE

N

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

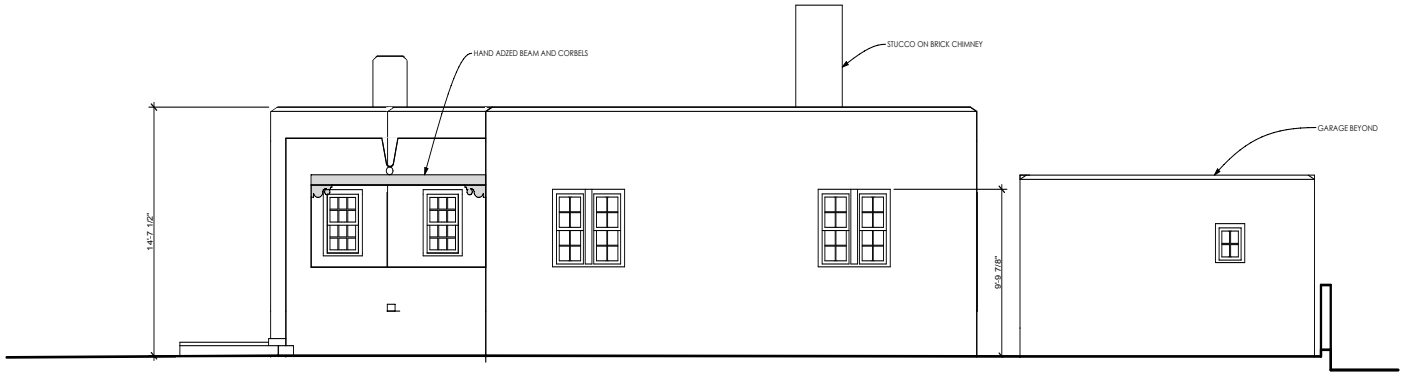
IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

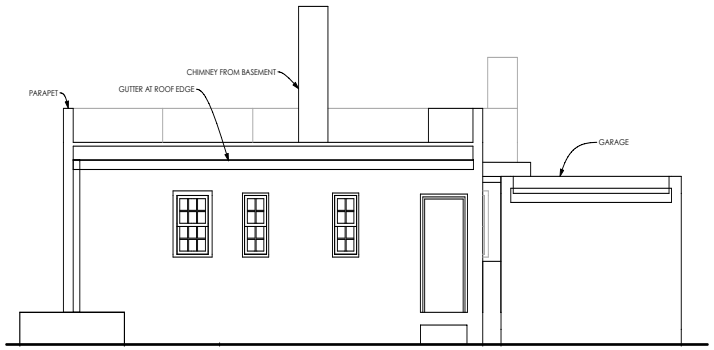
A 1.1
FLOOR PLANS

Plotted On: 7/9/12

J:\Volumes\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don Gas\PAR\FINAL 406 Don Gaspar.pln



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



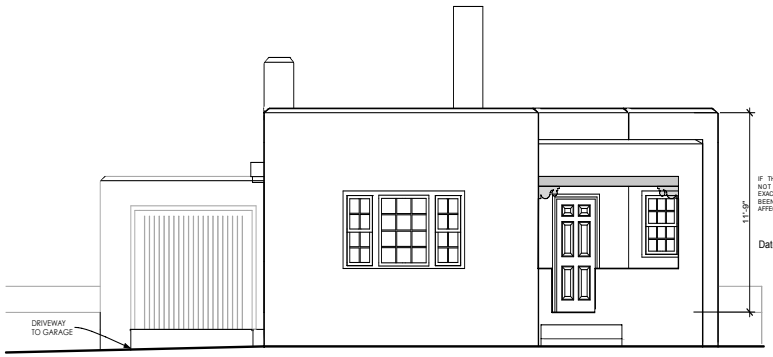
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

J:\Volumes\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don Gas\PAR\FINAL 406 Don Gaspar.pln

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



406 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



410 DON GASPAR AVE, EAST ELEVATION



JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 406 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 406 Don Gaspar Avenue (casita and garage). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

406 Don Gaspar Avenue: Constructed in approximately 1930 in the Spanish Pueblo Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow that is now being occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief

Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can

easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with

traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structures at 406 Don Gaspar Avenue will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: To-date, the structures at 406 Don Gaspar Avenue have been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that they are presently being occupied and operational. Future maintenance of the existing structures will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently occupied and operational.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Sincerely,

Lisa Gavioli

Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 406 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 406 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

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

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: _____ 3/20/23
Date

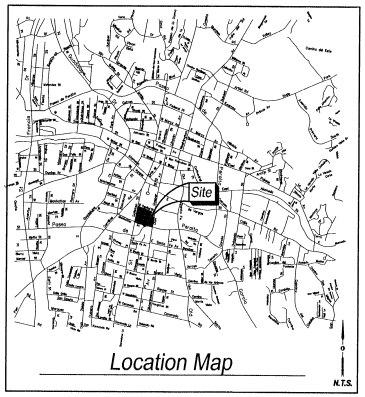
Anna Silva
Print Name

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = RCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. 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 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS 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.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 350490C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: _____
BILL TAYLOR
ITS: DIRECTOR

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY _____ MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

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BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

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THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 12th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM, AND WAS DULY RECORDED IN BOOK 722 PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
inst #1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
_____ DEPUTY

Plat of 722001

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

_____ 09/10/10
CITY ENGINEER FOR LAND USE DATE

_____ 8.18.10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

_____ 09/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110
Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13
together with Portions of lots 4, 12, 14 and 16 and
Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of
Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

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WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

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THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

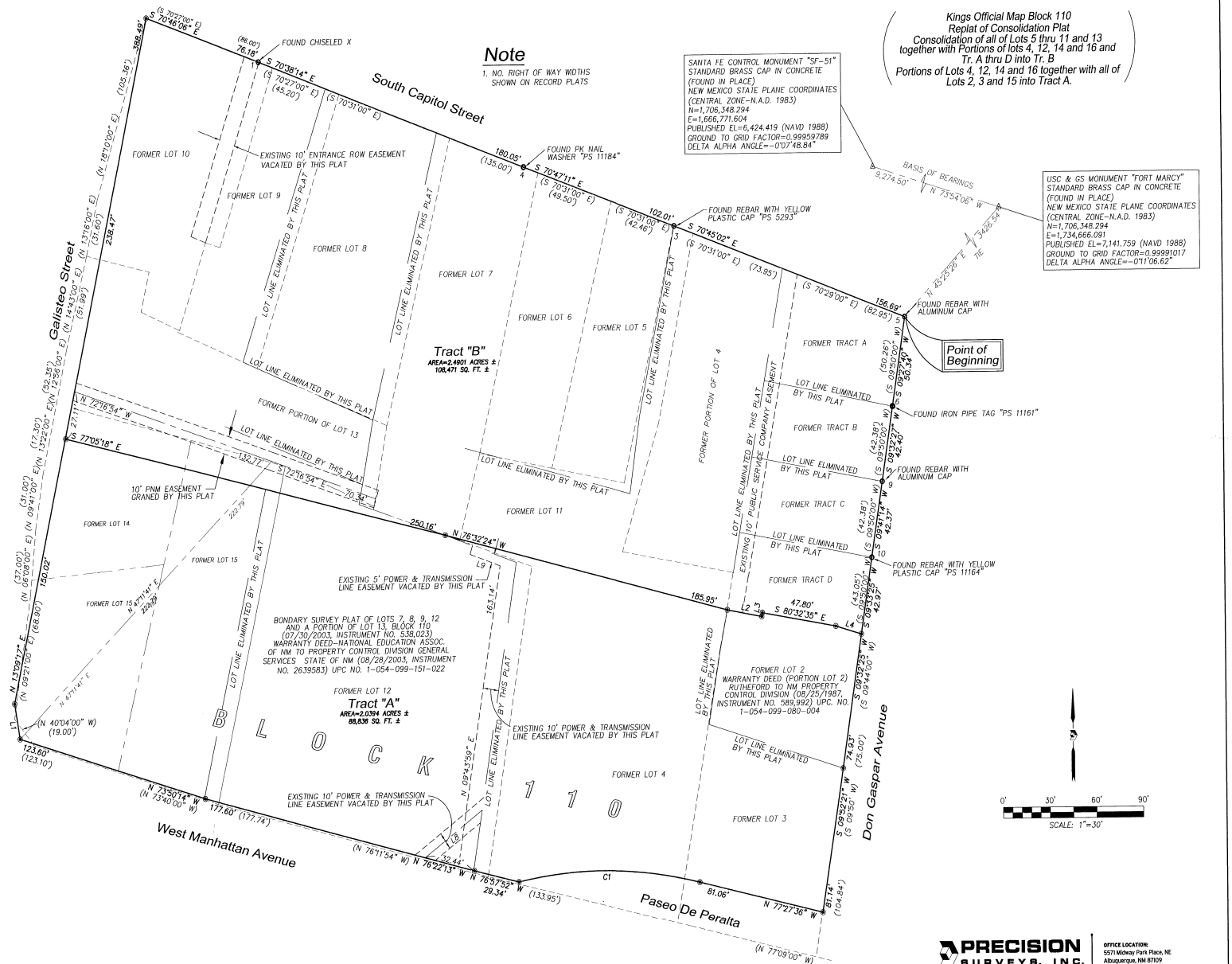
LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS

SANTA FE CONTROL MONUMENT "SF-51"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,666,771.604
PUBLISHED EL=6,424.419 (NAVD 1988)
GROUND TO GRID FACTOR=0.99959789
DELTA ALPHA ANGLE=-0°07'48.84"

USC & GS MONUMENT "FORT MARCY"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,734,666.091
PUBLISHED EL=7,141.759 (NAVD 1988)
GROUND TO GRID FACTOR=0.99991017
DELTA ALPHA ANGLE=-0°11'06.62"



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
o	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

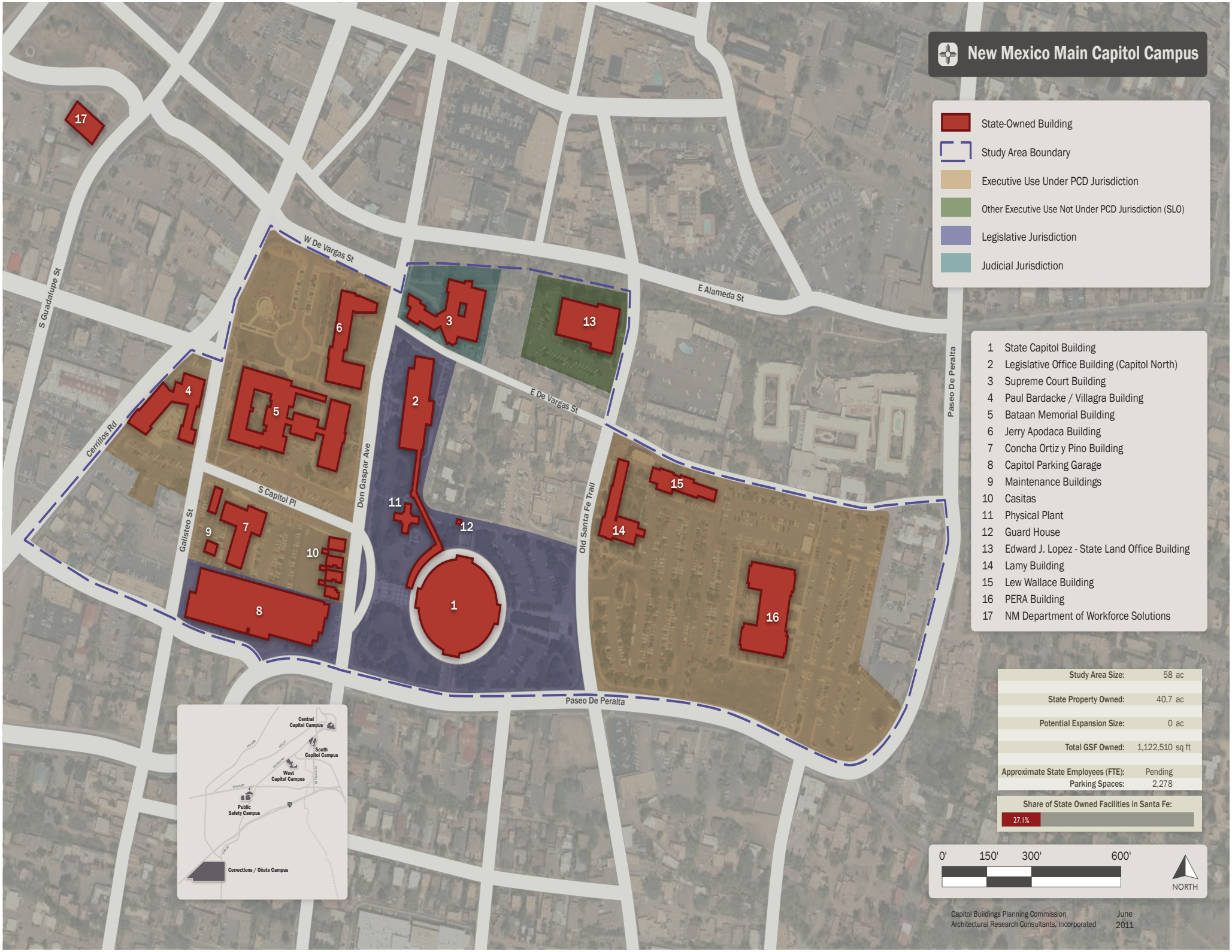
PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

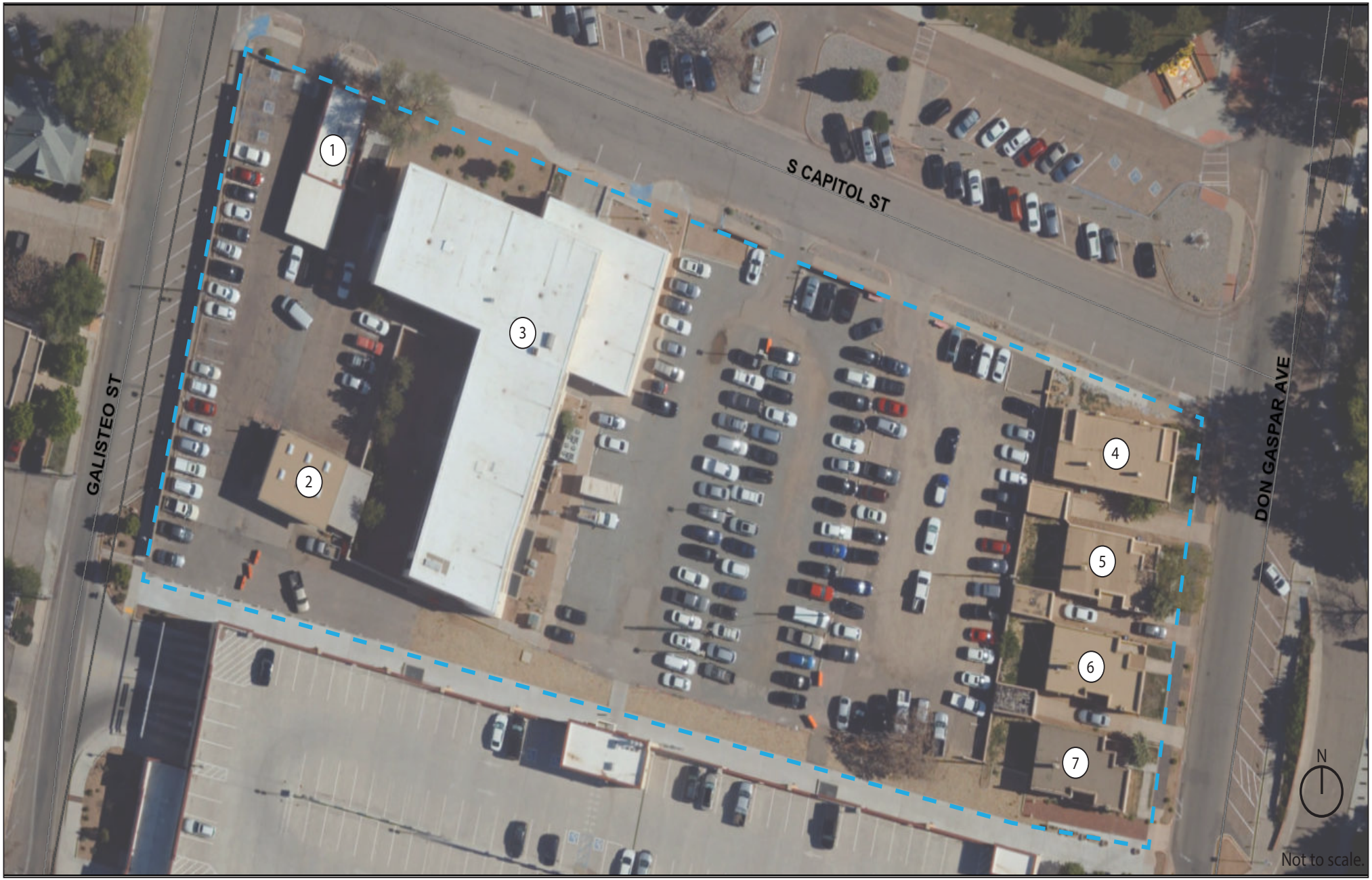
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P


New Mexico Main Capitol Campus
State-Owned Building
Study Area Boundary
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 0 ac
Total GSF Owned: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Parking Spaces: 2,278
Share of State Owned Facilities in Santa Fe:
27.1%
0' 150' 300' 600'
NORTH
Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated
June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1 Motor Pool Building
128 S. Capitol Street

2 Maintenance / Garage
128 S. Capitol Street

3 Concha Ortiz y Pino Building
130 S. Capitol Street

4 "Don Gaspar Casitas"
5 402 Don Gaspar Avenue (casita & garage)
5 406 Don Gaspar Avenue (casita & garage)
6 410 Don Gaspar Avenue (casita & garage)
7 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

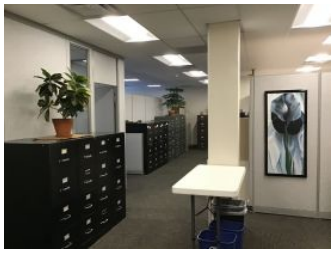
The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B04.	**P/Class:** 3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

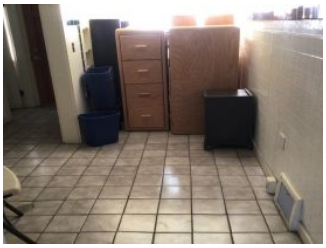
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

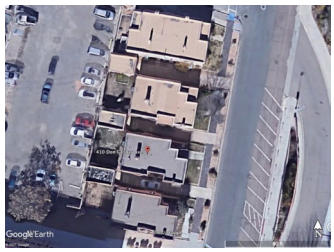
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

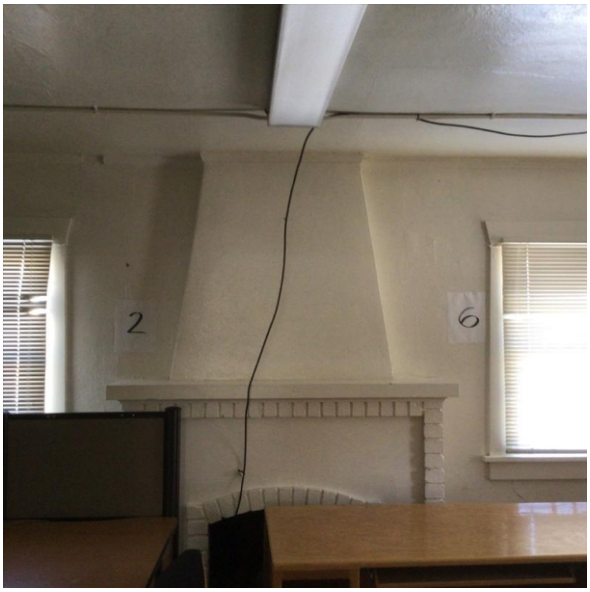
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

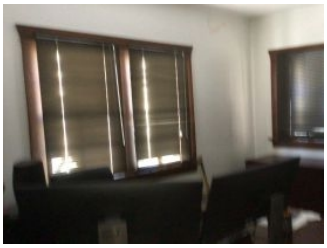
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

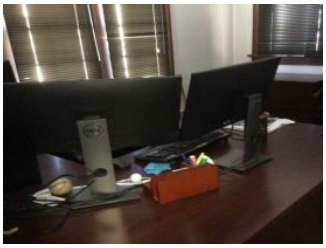
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

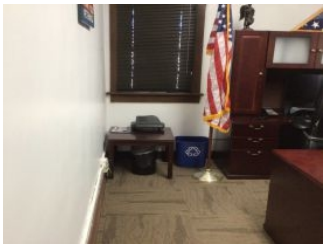
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

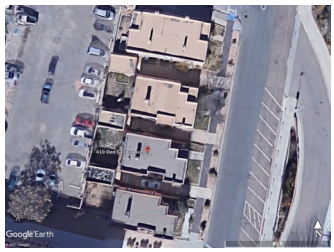
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

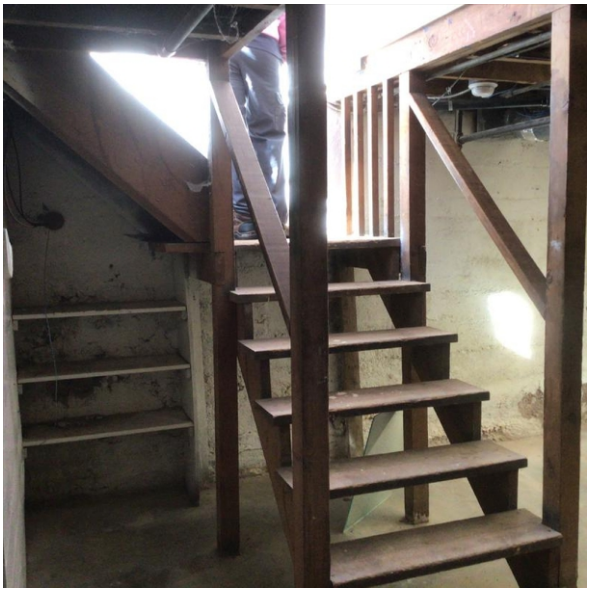
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





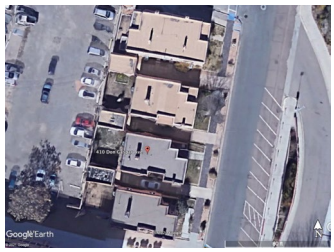
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across the street from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

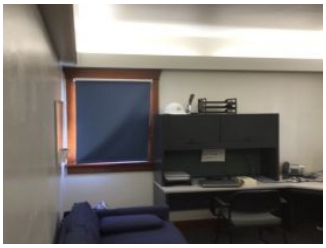
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

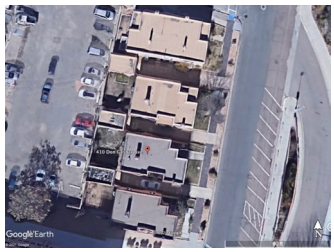
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

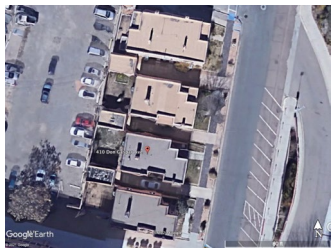
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

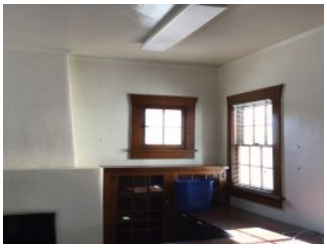
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

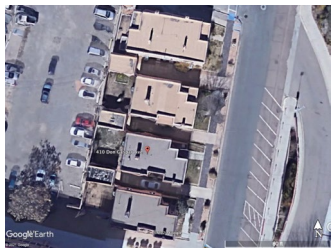
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.

Project Description

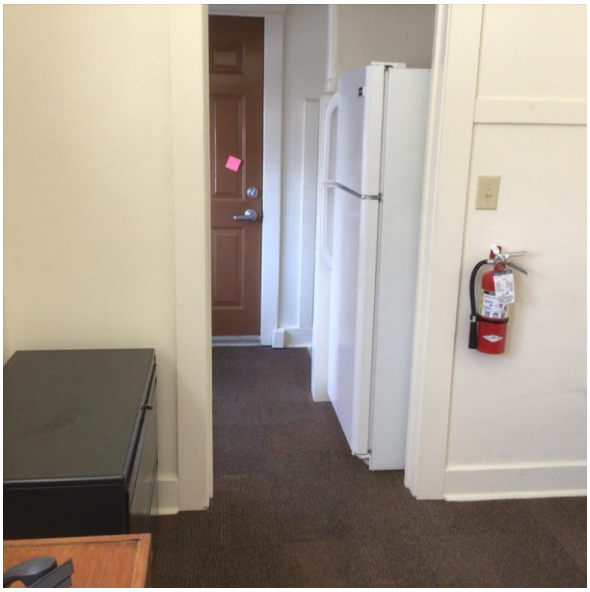
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

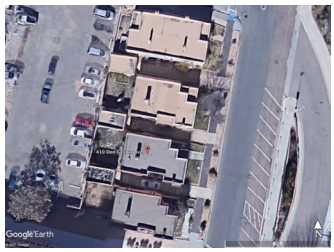
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:**	05.	**Type 2:**	C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

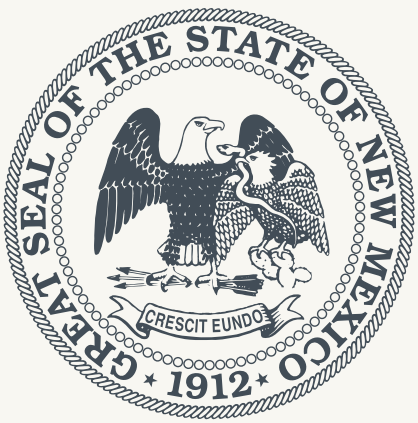
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

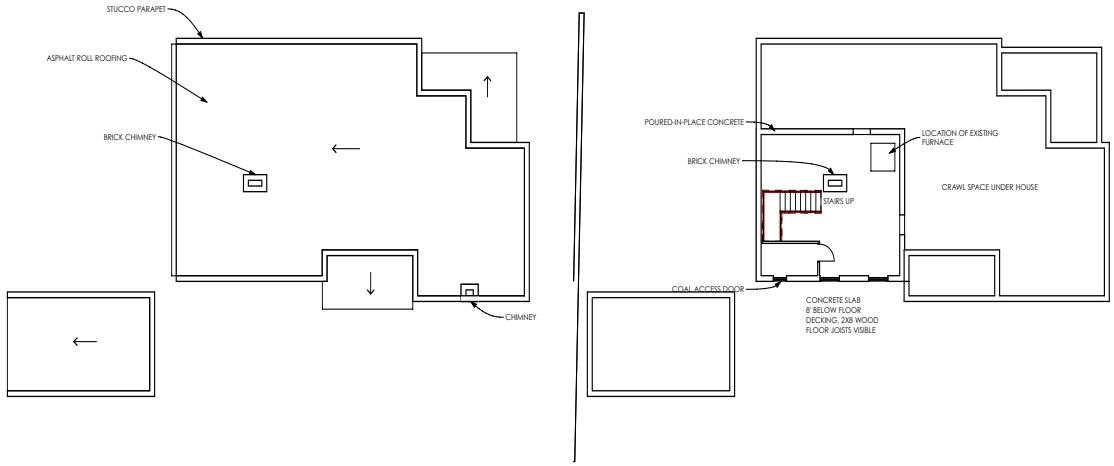
Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

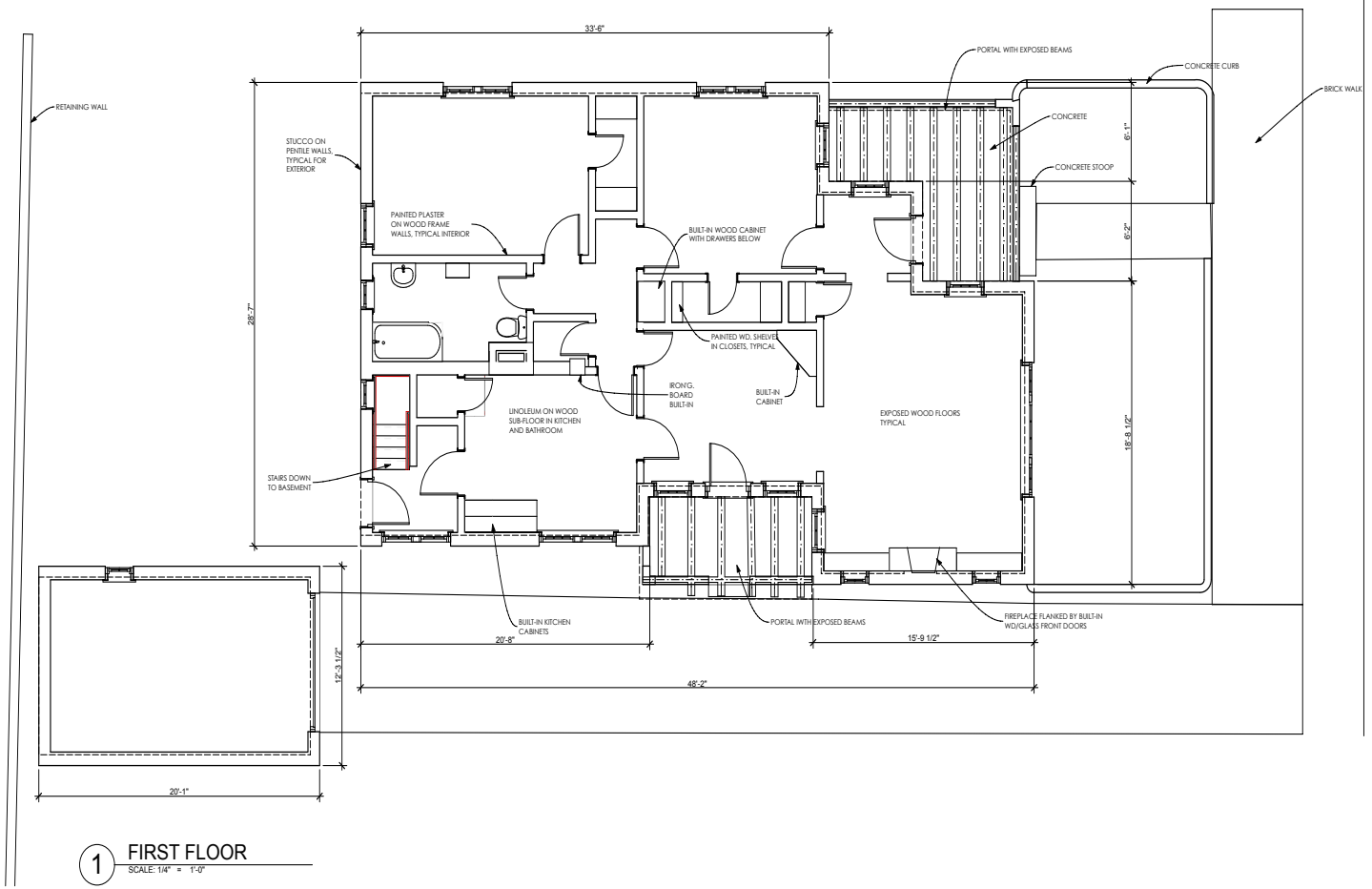


Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com



3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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

DON GASPAR AVENUE

N

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1
FLOOR PLANS

Plotted On: 7/9/12

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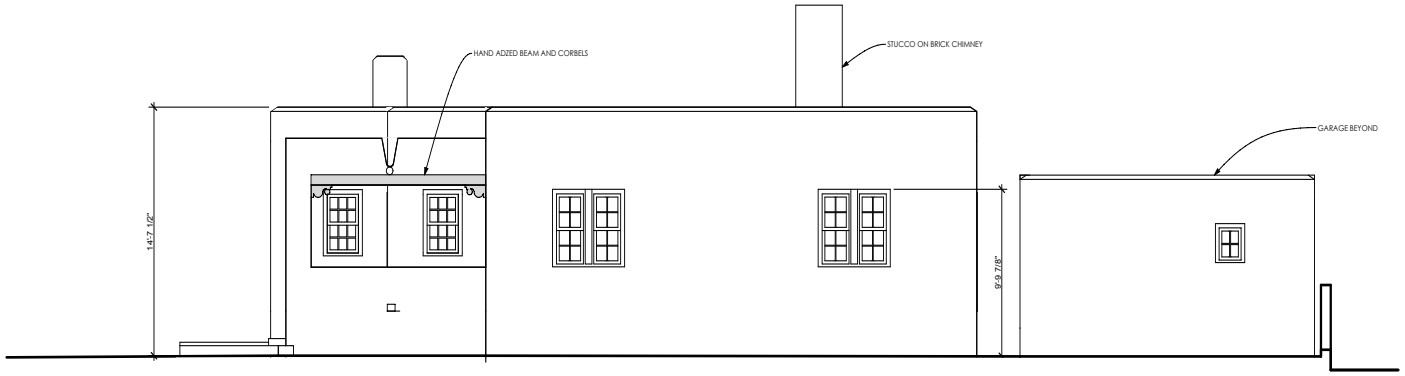
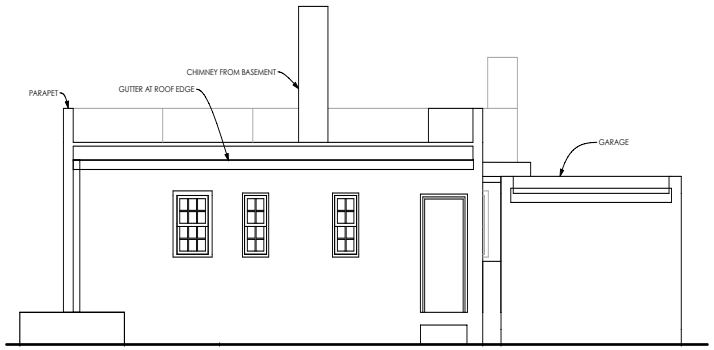


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



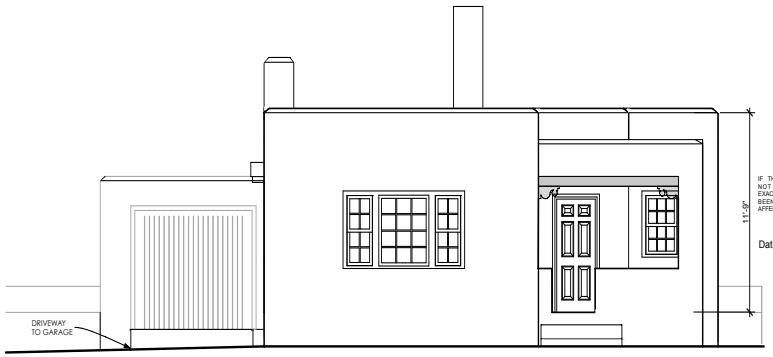
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

406 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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406 Don Gaspar Ave – East Façade



406 Don Gaspar Ave – North Façade



406 Don Gaspar Ave – West Facade



406 Don Gaspar Ave – South Facade



406 Don Gaspar Ave – Garage East Façade



406 Don Gaspar Ave – Garage North Facade



406 Don Gaspar Ave – Garage West Façade



406 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Linda M. Trujillo, Superintendent
Clay Bailey, Director

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

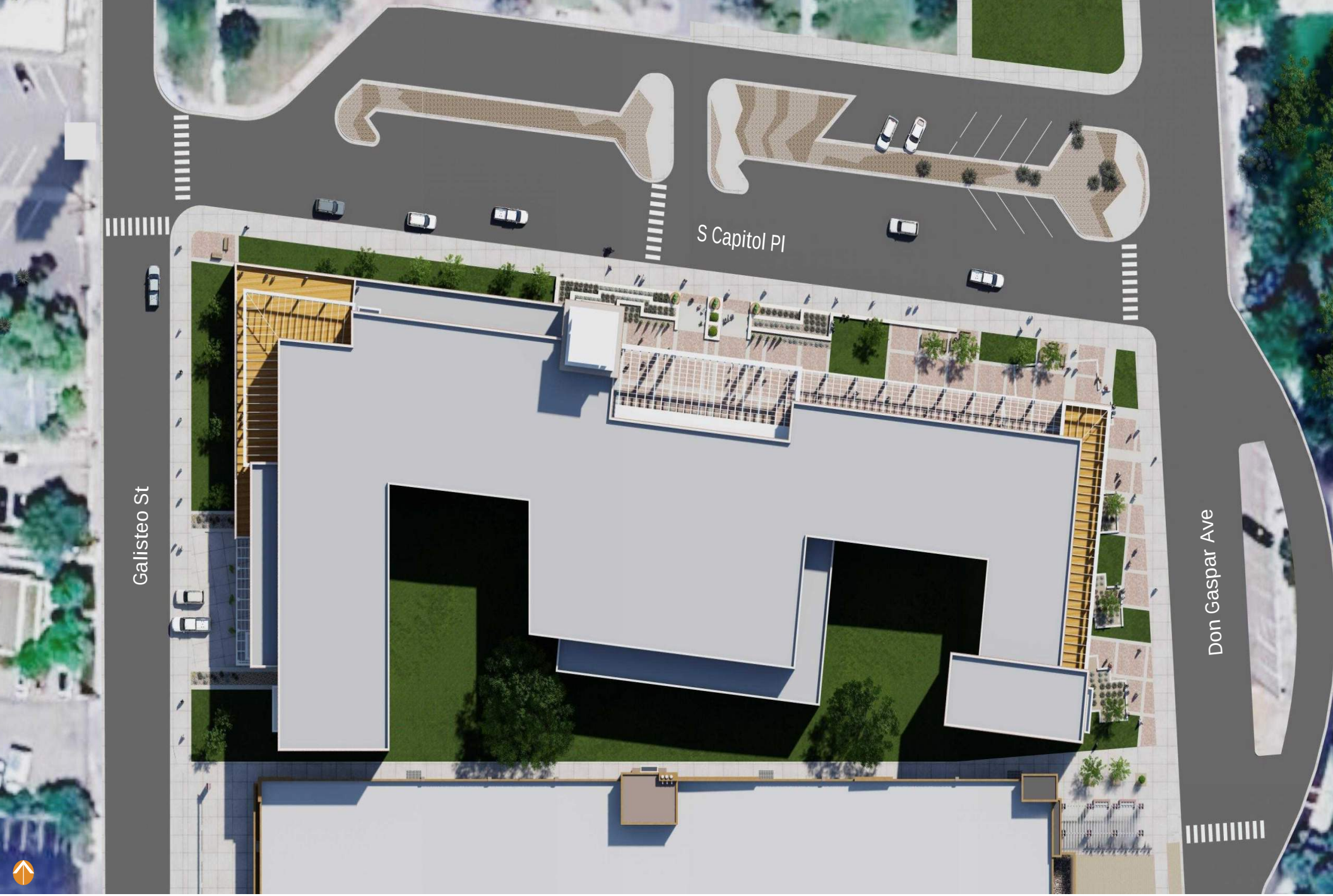
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



Site Plan

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



Main North Entry

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

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fbt | architects



East Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



West Facade

STATE OF NEW MEXICO

Executive Office Building

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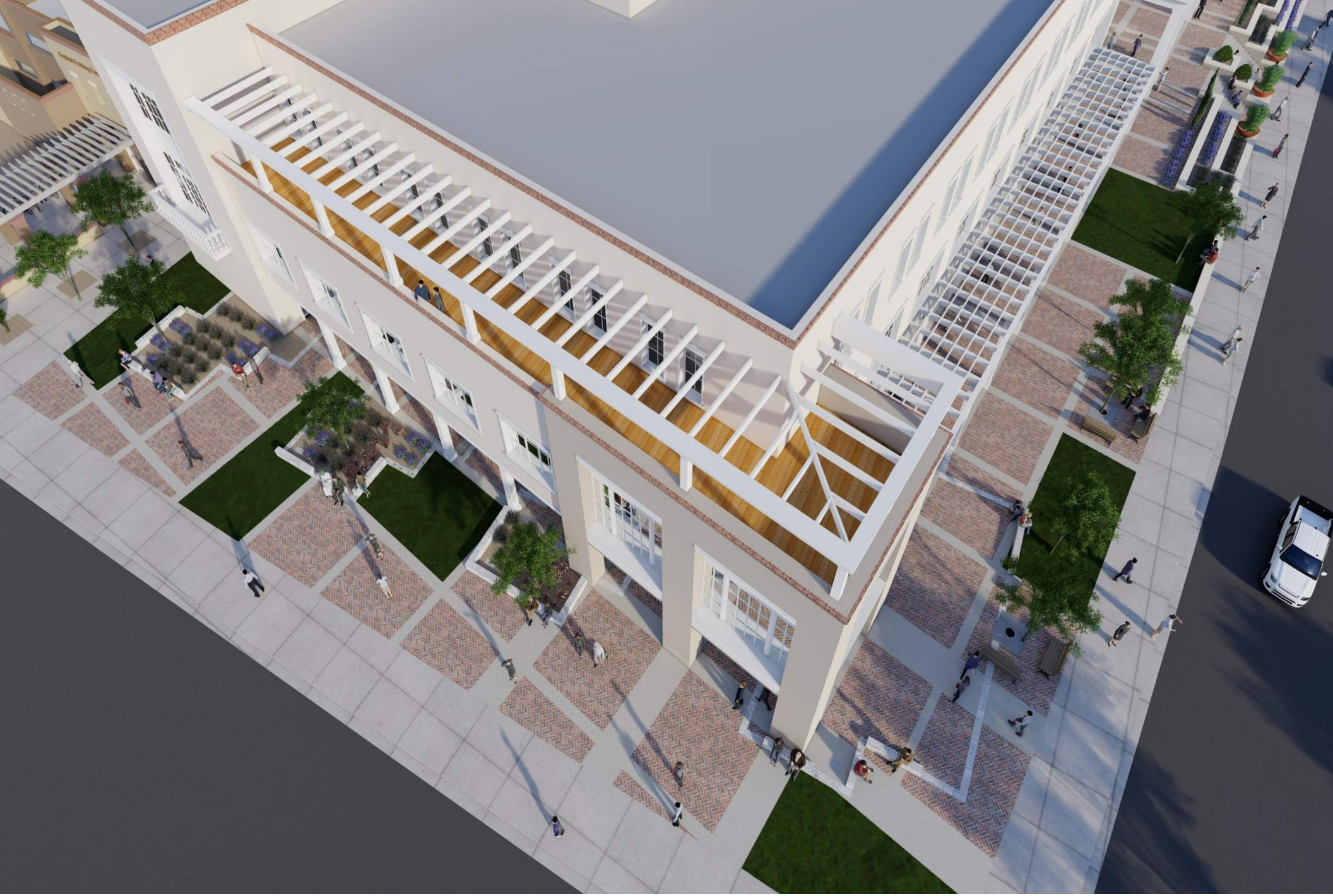

Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



North Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



East Elevation

STATE OF NEW MEXICO

Executive Office Building

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August 28, 2023

fbt | architects



West Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects

City of Santa Fe, New Mexico

memo

DATE: March 26, 2024

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

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2023-007597-HDRB. 410 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing (office and garage buildings). Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the of the office building (previously a residence) and garage. Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

_x_ **Historic Inventory Form**

___ **Zoning Review Sheet**

_x_ **Other**: 5/9/23 Hearing Minutes
Building Official Structural Report

APPLICANT SUBMITTALS

_x_ **Proposal Letter**

____ **Site Plan/Floor Plan**

___ **Elevations**

_x_ **Photographs**

_x_ **Other:** Structural Report

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request for the demolition of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



Figure 1 Vicinity Aerial - Present Day

The applicant has stated as part of the historic status hearing held on May 9, 2023 that the casitas located on Don Gaspar are out of place in that portion of the Don Gaspar streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the changes associated with the growth of the State Capitol campus.

The definition of a contributing structure is as follows:

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.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave is constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional stepback on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The office building, which is formally a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern on the border of the Don Gaspar and South Capitol areas.



Figure 2 1957 Aerial

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

410 Don Gaspar Ave

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building and the Paseo de Peralta roadway. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the

construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern; the general design narrative of the Capitol campus is Territorial Revival Style. The design narrative of this subject street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE
(A) Summary of Procedure
1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.
2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application , make a recommendation to the governing body to either grant or deny the application .
(B) Hearing Required
1) In all applications involving the demolition of a structure , provision shall be made for a hearing, as set forth in the preceding section.

2) The HDRB or governing body , as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.
(C) Staff Review and Report
Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.
1) A report on the historic or architectural significance of the structure;
2) A report from the city building inspector on the state of repair and structural stability of the structure;
3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit , a report from the land use director on whether the demolition would damage possible archaeological artifacts; and,
4) Other information as requested by the HDRB or governing body .
(D) Referral to Archaeological Review Committee
Upon receiving an application for demolition of structure in a historic district or a landmark structure, the land use director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.
(E) Appeals
1) HDRB decisions on demolition of structures may be appealed to the governing body pursuant to Section 14-3.17.
2) The governing body , with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the H District regulations under Section 14-5.2. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.
(F) Denial of Demolition Request
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).
(G) Standards
1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
a. Whether the structure is of historical importance;

b. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
c. The state of repair and structural stability of the structure under consideration.
2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
a. The historical importance of the structure; and
b. The state of repair and structural stability of the structure.

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.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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.

Section 14-5.2(M) State Capital Outlay Projects

(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project, the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.
d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade 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 facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. However, facade

surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features
Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or waterspouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height
The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings
State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state

agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53814 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 410 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53814 **Address of Property**: 410 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☐ eligible ☒ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☒ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53814 **Address of Property**:410 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior:1 Number Exterior:1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS

HCPI # 53814 Address of Property: 410 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 3
Type: ☒One-leaf ☐Two-leaf
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe
Depth of Reveal: 5"
Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes: TERRITORIAL REVIVAL TRIM

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES , DETACHED GARAGE
Are associated properties eligible for listing?

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 1, 2012; MATTHEW BARBOUR ARCHEOLOGICAL DATA PLAN

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

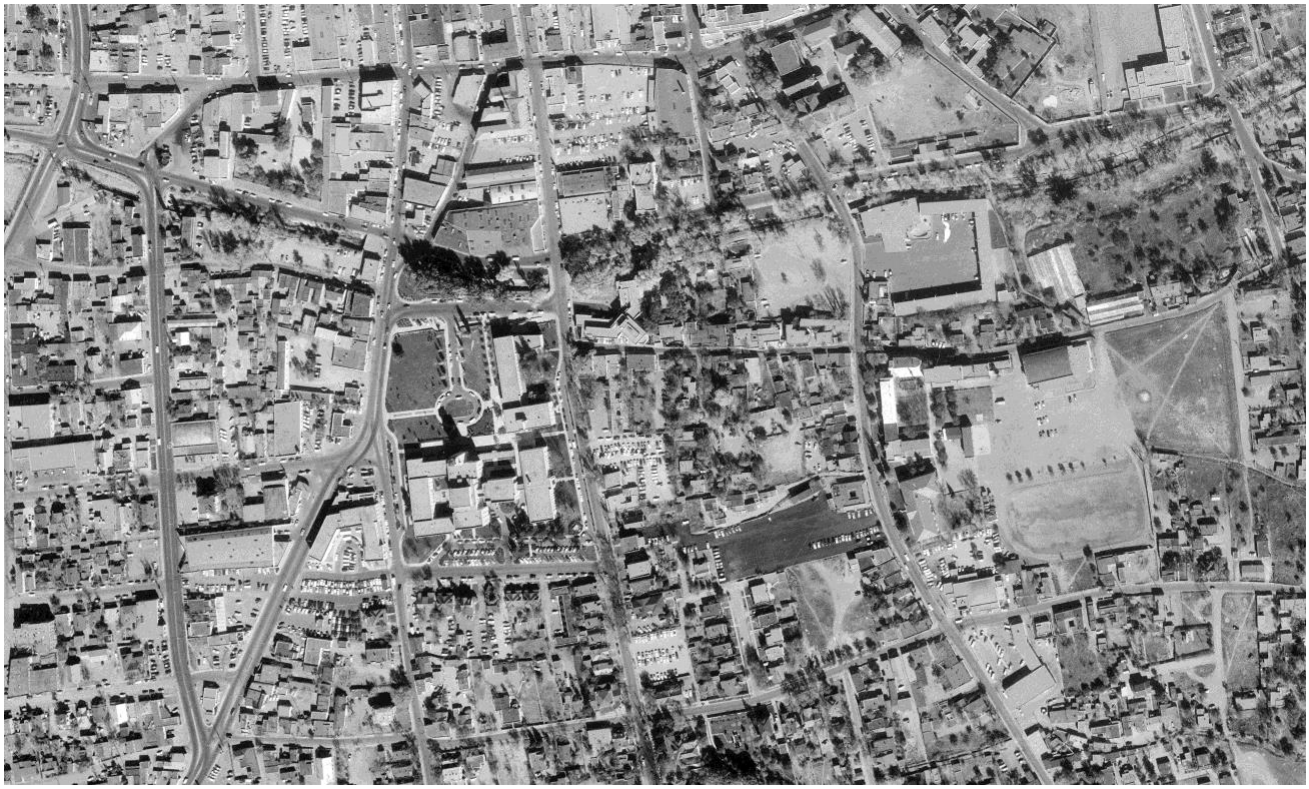
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



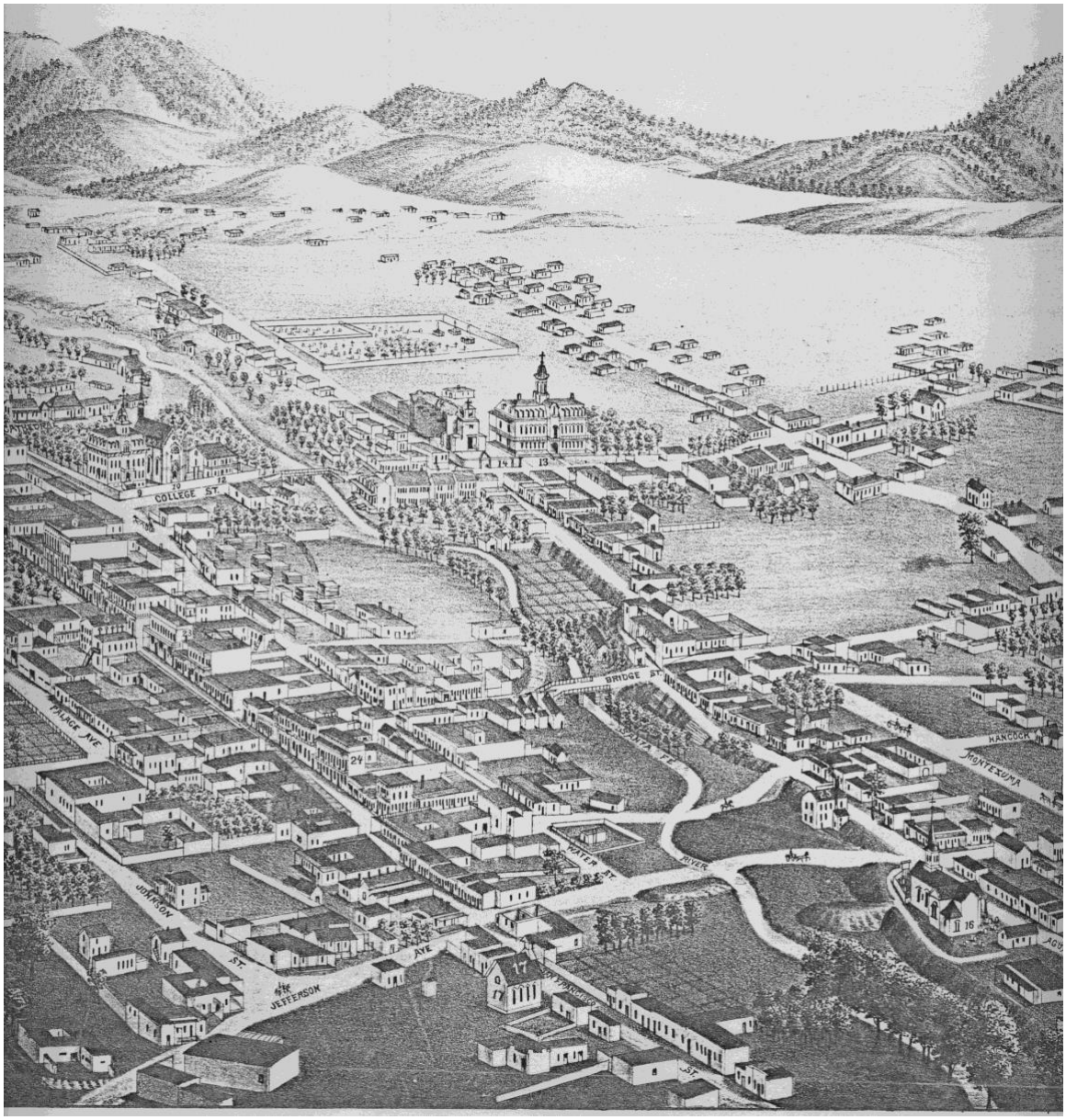
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

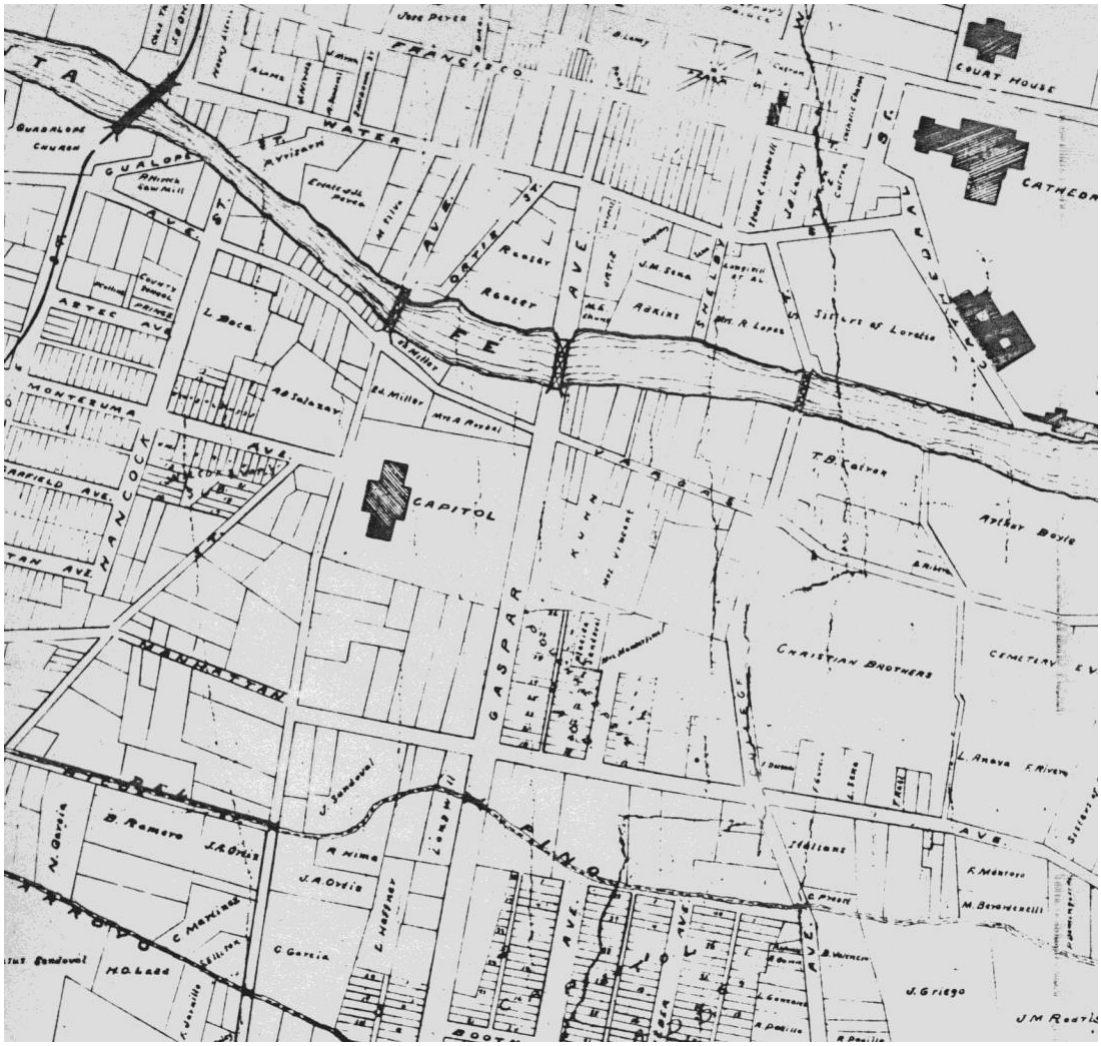
AERIAL PHOTOGRAPHS AND MAPS



1885-86 HARTMANN

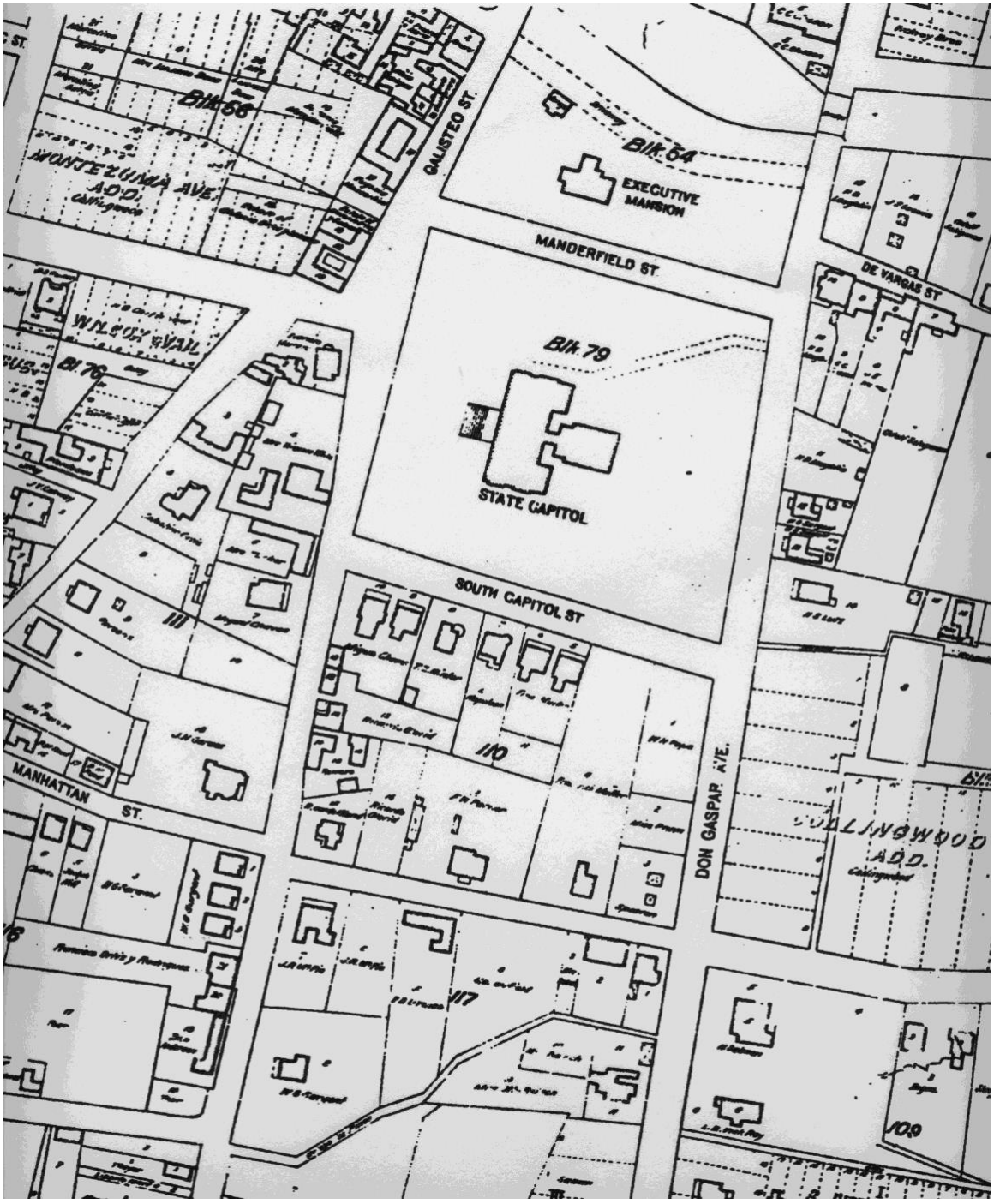
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



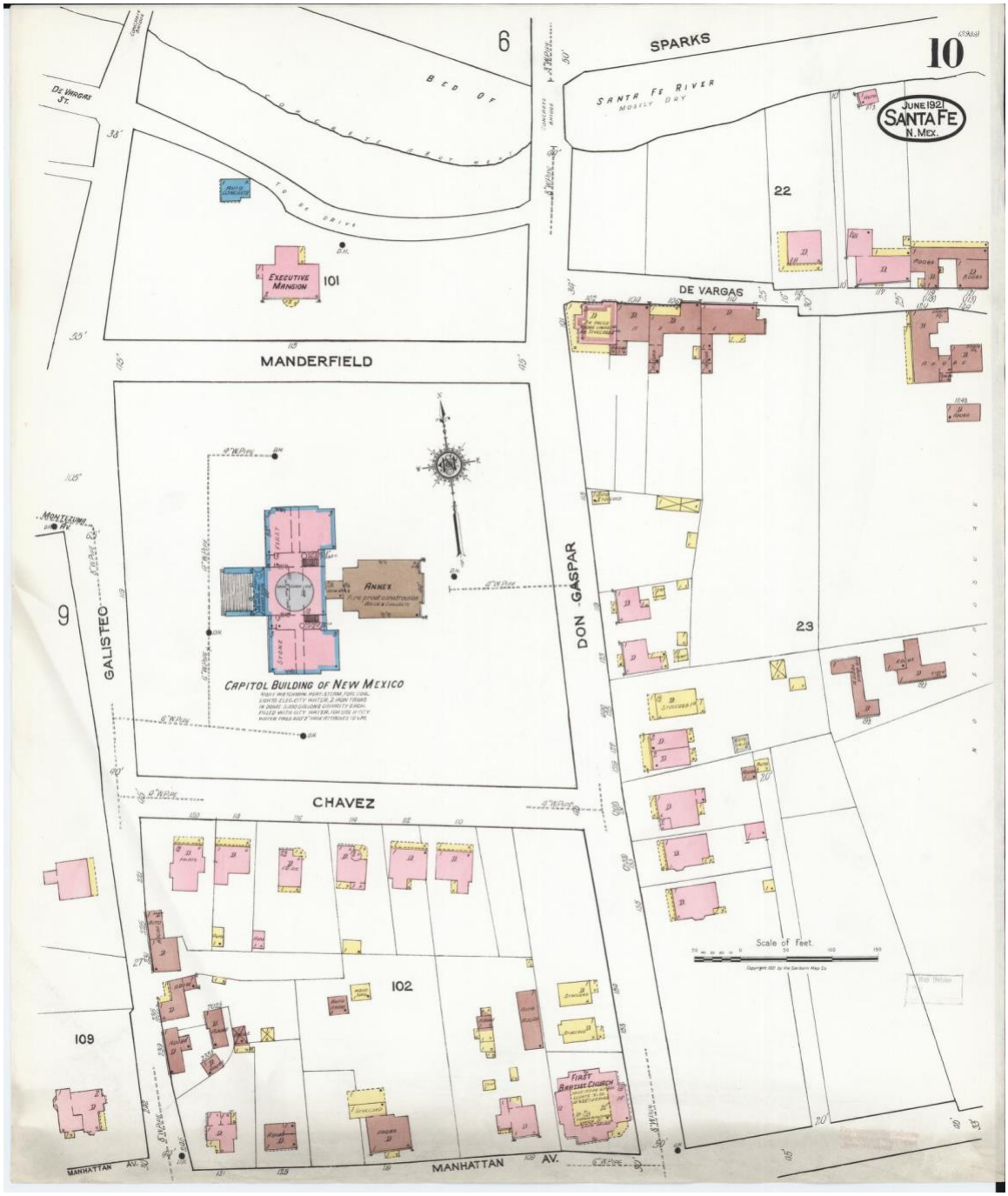
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



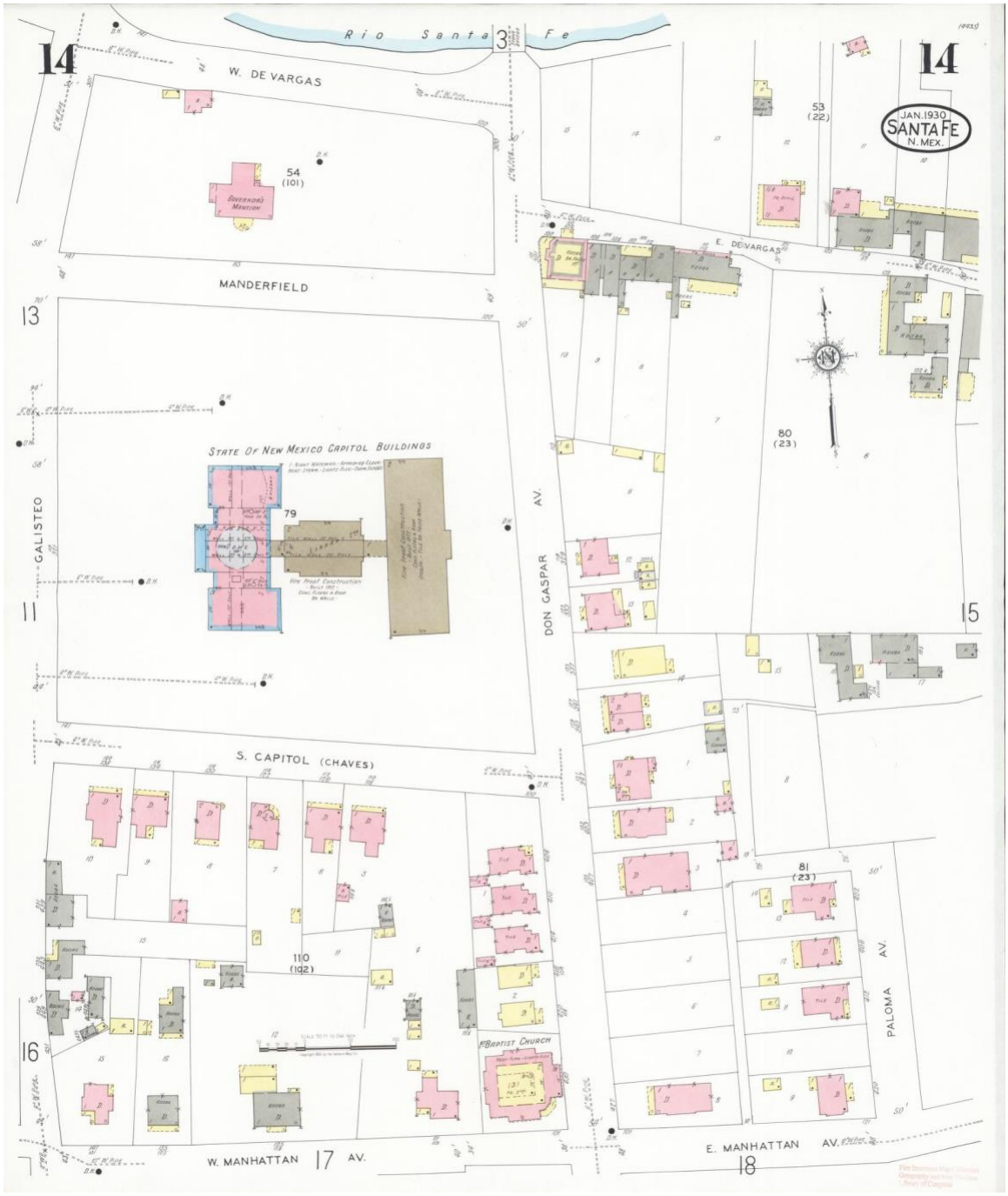
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

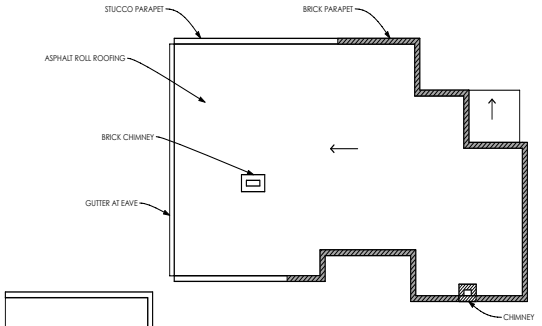


Sanborn Map, 1921

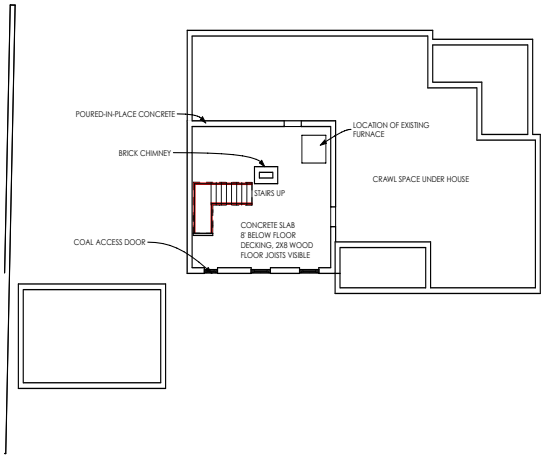
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



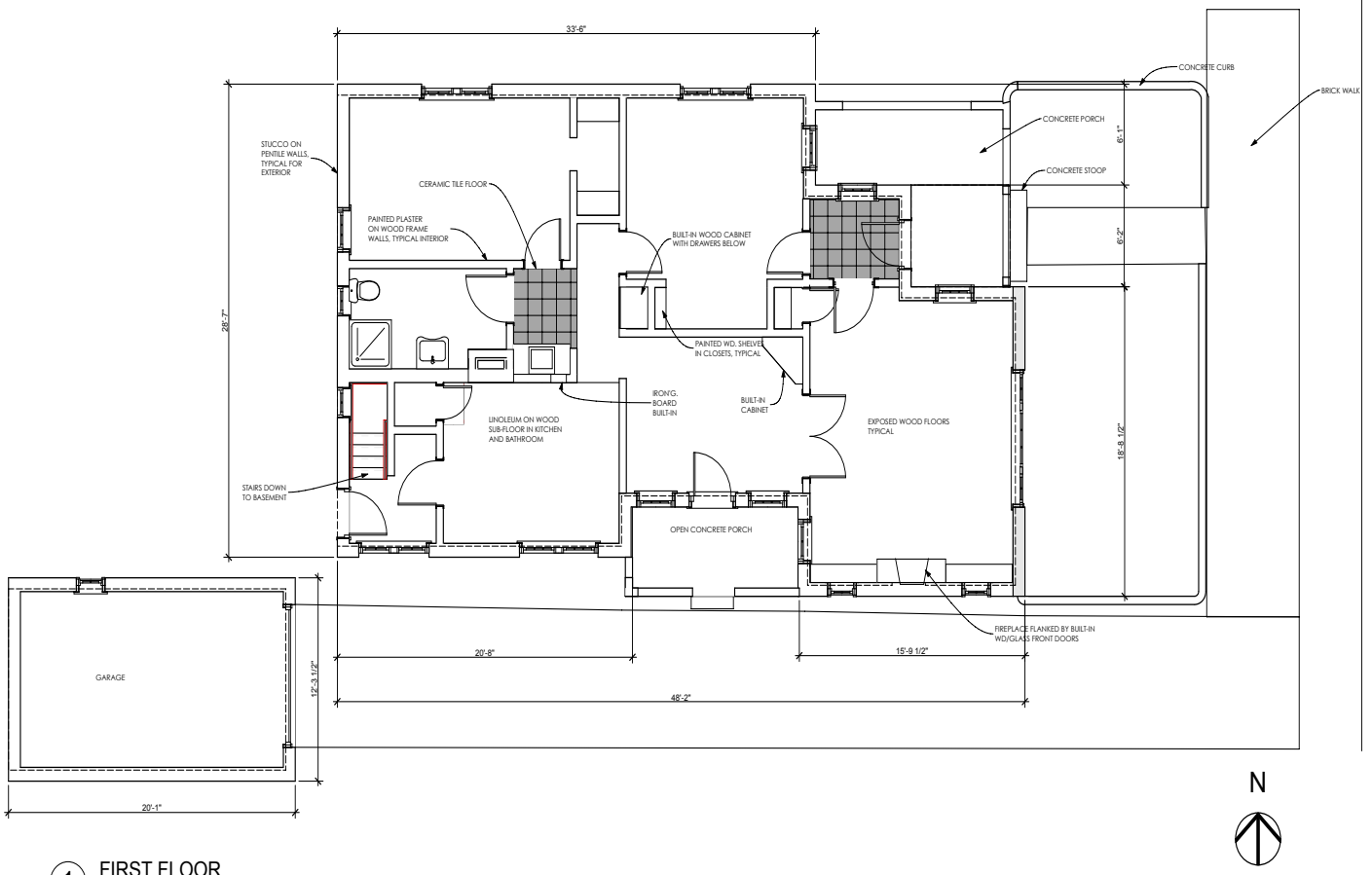
Sanborn map, 1930



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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

GAYLA BECHTOL, ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

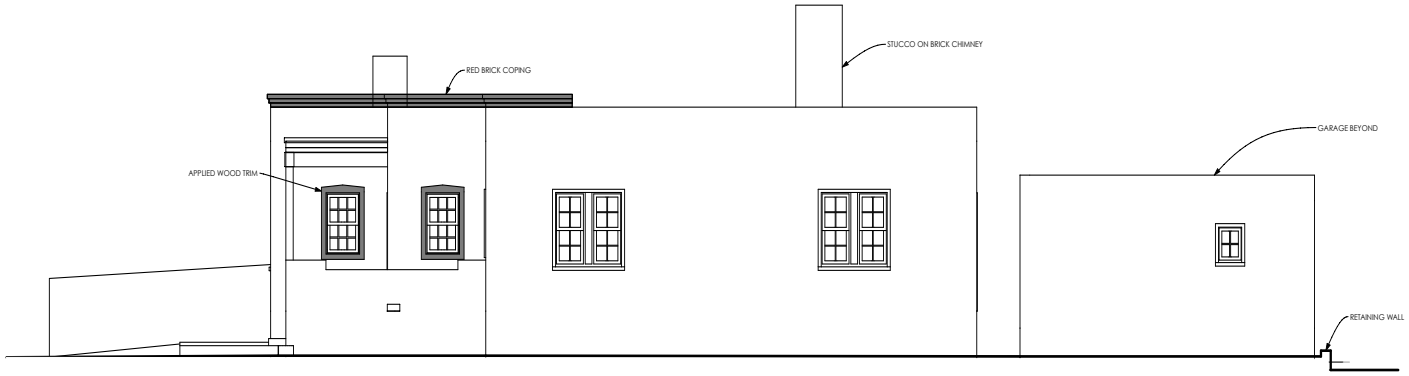
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



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



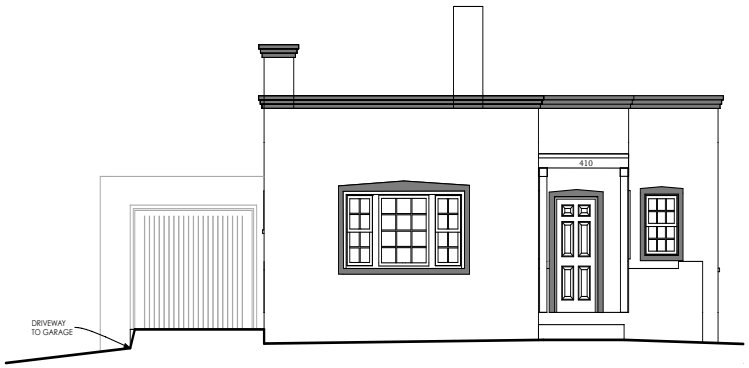
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

GAYLA BECHTOL ARCHITECT
505 988 3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

I:\Alumtec\Gayla Data HD\Data Documents\GBA Documents\GBA Projects\NM Don GASPAR\410 Don Gaspar.pln

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



406 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



410 DON GASPAR AVE, EAST ELEVATION



SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

Attorney Ruybalid said as long as there is a separate motion and separate vote on each property.

Ms. Lamboy said that was fine, but the public comments need to be sure to identify if they are commenting on a particular structure. She continued her presentation.

5. **2023-006705-HDRB. 410 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant – Main building, Contributing - Garage. JenkinsGavin, Inc., agent for The State of New Mexico, owner, requests a historic building downgrade to non-contributing for both buildings. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 410 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family residential structure and associated garage at 410 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation.

Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a smaller Territorial-Revival Style porch, which is smaller than the adjacent building to the north at 406 Don Gaspar Ave and the structure has an additional step back on the north elevation. Furthermore, there is no porch on the south elevation in contrast to 406 Don Gaspar. There was a concerted effort to differentiate the homes on the block to provide better urban character. The building has been poorly maintained since the designation of the structure as significant in June 2012 and is in fair condition. The code-required minimum maintenance standards have not been met (Section 14-5.2(B) SFCC 1987).

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.*

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important

lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 410 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as pedimented columns and porch on the east as well as a brick coping. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 410 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

6. **2023-006706-HDRB. 414 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 410 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 410 Don Gaspar Avenue (casita and garage). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

410 Don Gaspar Avenue: Constructed in approximately 1930 in the Territorial Revival style as a residential structure and detached garage. The stuccoed pen-tile residence is a single-story bungalow with brick coping and white wood trim that is now occupied as an office. The single-car garage at the west edge of the property is built of stuccoed pen-tile, with an east-facing garage door.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official

Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned

with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structures at 410 Don Gaspar Avenue will inherently cause those structures to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as

follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: To-date, the structures at 410 Don Gaspar Avenue have been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that they are presently being occupied and operational. Future maintenance of the existing structures will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently occupied and operational.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Sincerely,

Lisa Gavioli

Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 410 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 410 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

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

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: _____ 3/20/23
Date

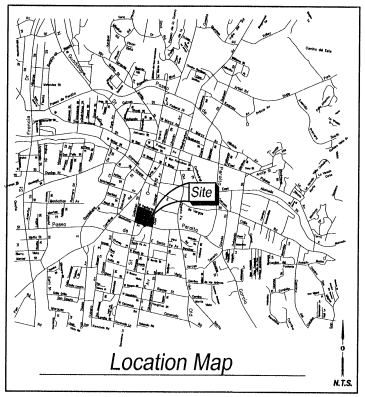
Anna Silva
Print Name

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = RCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. 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 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS 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.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 350490C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: _____
BILL TAYLOR
ITS: DIRECTOR

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY _____ MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

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BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

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BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 43°45'01" E, A DISTANCE OF 3572.38 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 12th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM, AND WAS DULY RECORDED IN BOOK 722 PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
inst #1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
_____ DEPUTY

Plat of 722001

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

_____ 09/10/10
CITY ENGINEER FOR LAND USE DATE

_____ 8.18.10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

_____ 09/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110
Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13
together with Portions of lots 4, 12, 14 and 16 and
Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of
Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

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WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

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THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

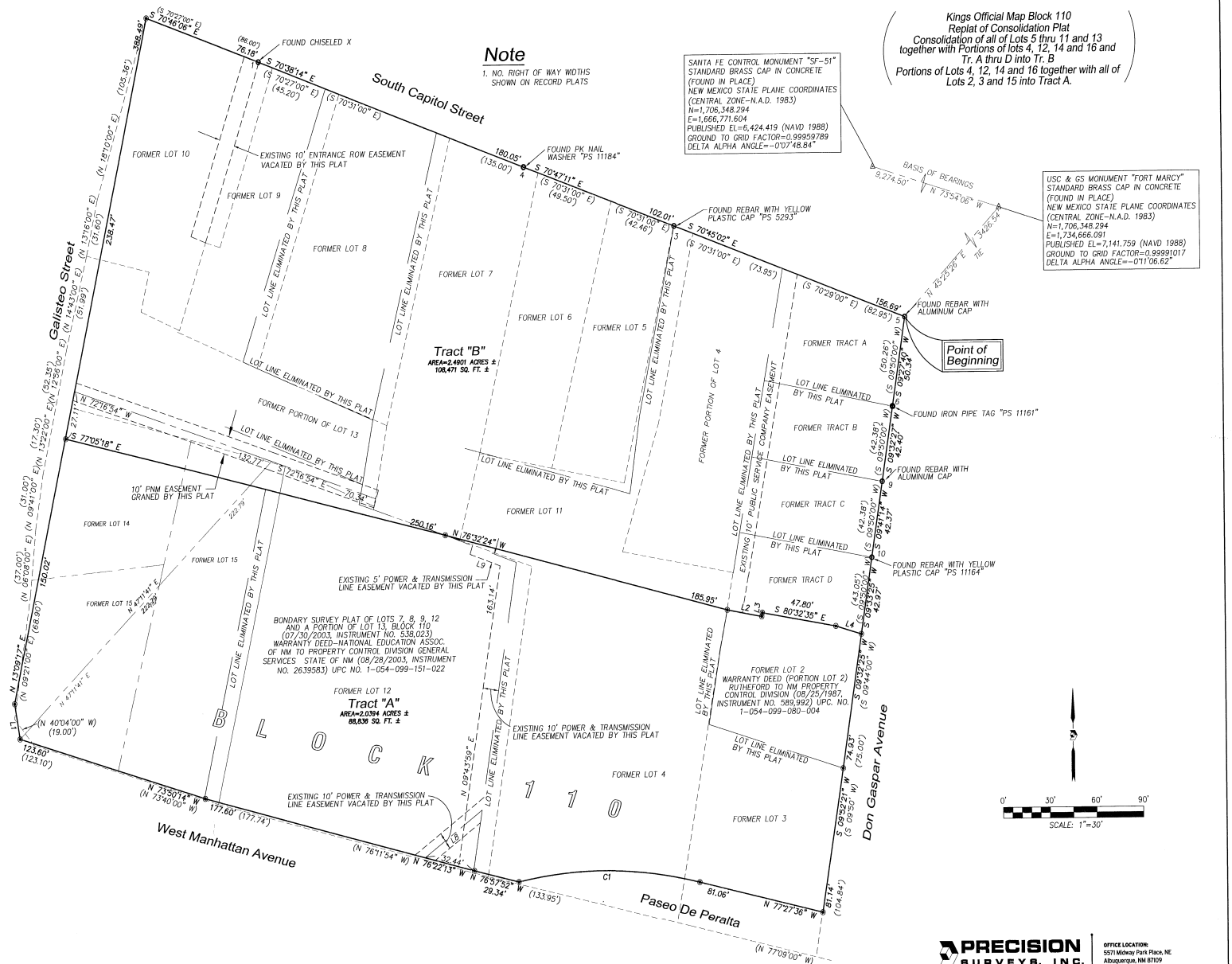
LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS

SANTA FE CONTROL MONUMENT "SF-51"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,666,771.604
PUBLISHED EL=6,424.419 (NAVD 1988)
GROUND TO GRID FACTOR=0.99959789
DELTA ALPHA ANGLE=-0°07'48.84"

USC & GS MONUMENT "FORT MARCY"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,734,666.091
PUBLISHED EL=7,141.759 (NAVD 1988)
GROUND TO GRID FACTOR=0.99991017
DELTA ALPHA ANGLE=-0°11'06.62"



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
o	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

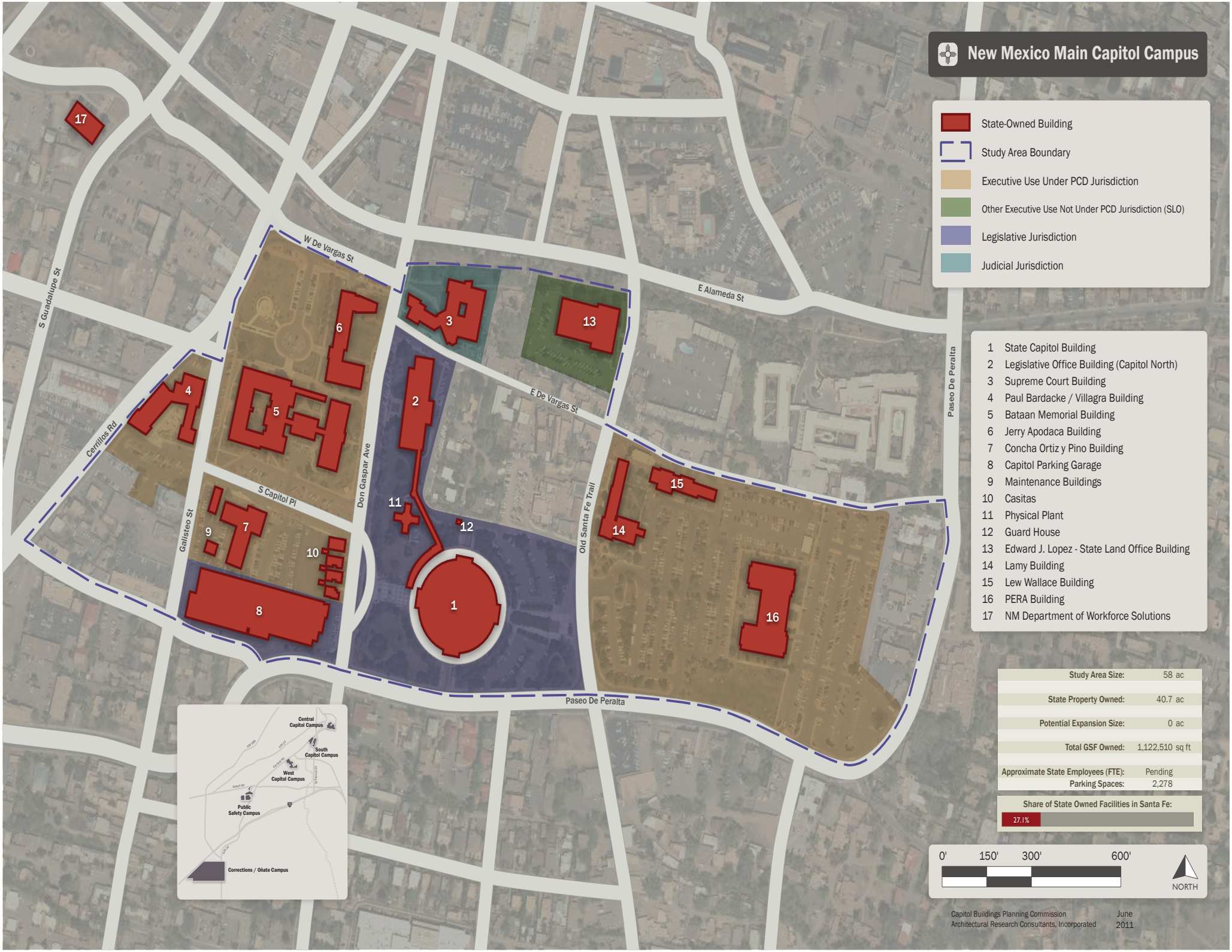
PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

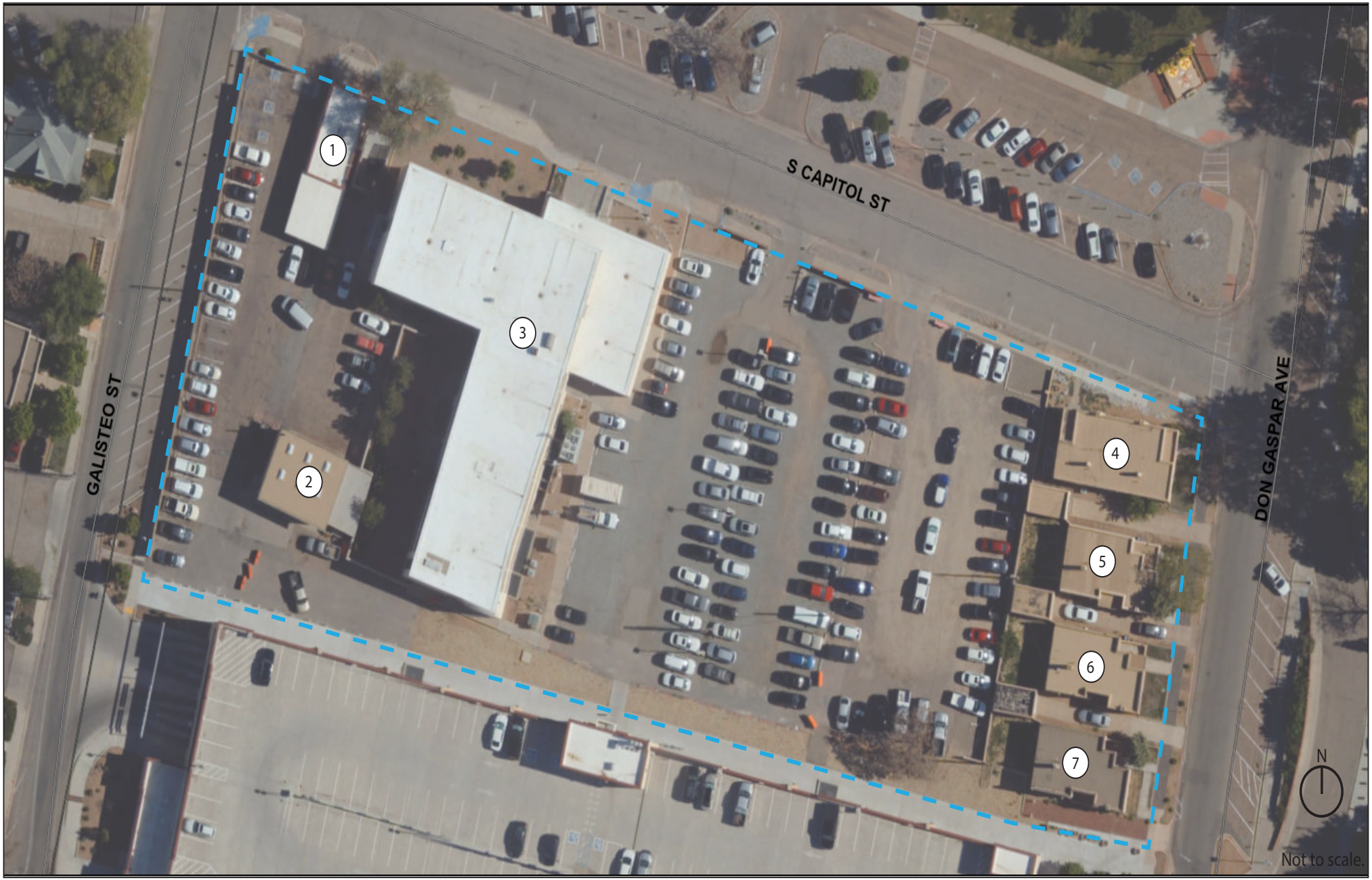
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P


New Mexico Main Capitol Campus
State-Owned Building
Study Area Boundary
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 0 ac
Total GSF Owned: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Parking Spaces: 2,278
Share of State Owned Facilities in Santa Fe:
27.1%
0' 150' 300' 600'
NORTH
Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated
June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1 Motor Pool Building
128 S. Capitol Street

2 Maintenance / Garage
128 S. Capitol Street

3 Concha Ortiz y Pino Building
130 S. Capitol Street

4 "Don Gaspar Casitas"
5 402 Don Gaspar Avenue (casita & garage)
5 406 Don Gaspar Avenue (casita & garage)
6 410 Don Gaspar Avenue (casita & garage)
7 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

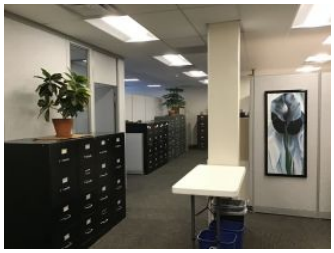
The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B04.	**P/Class:** 3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

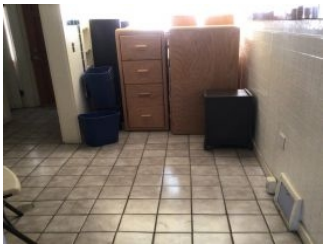
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

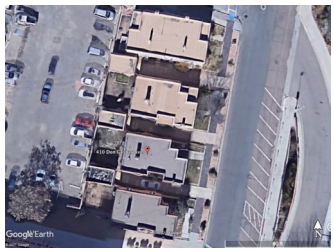
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

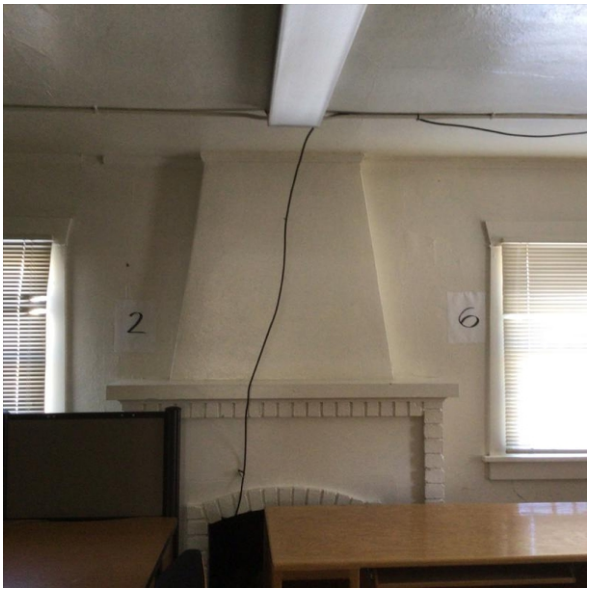
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

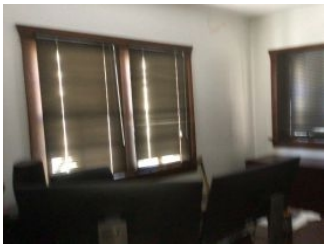
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

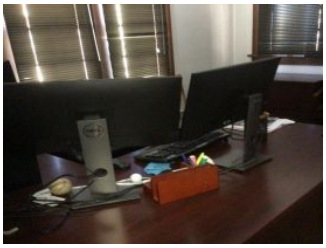
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

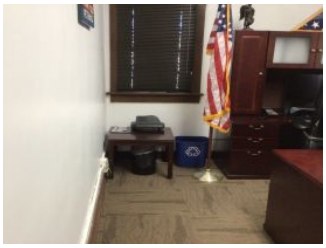
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

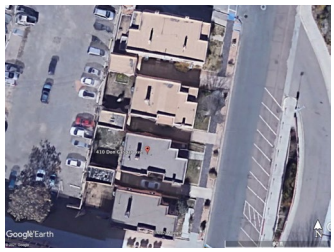
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

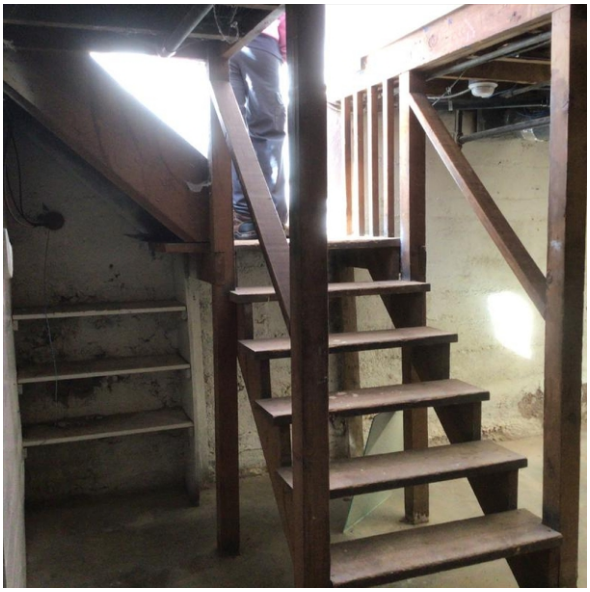
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





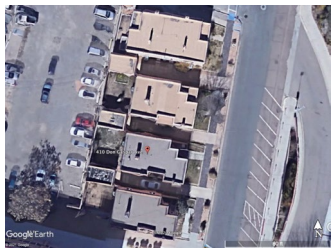
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across the street from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

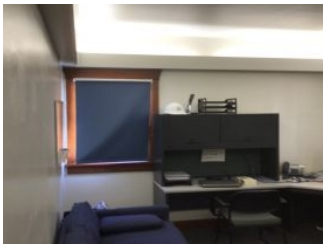
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

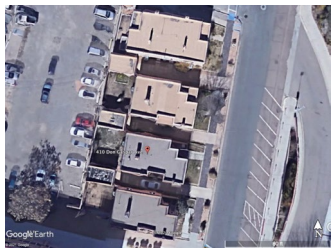
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

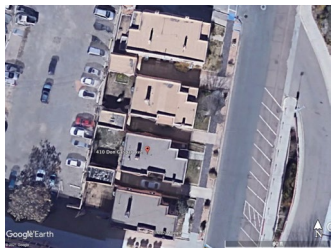
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

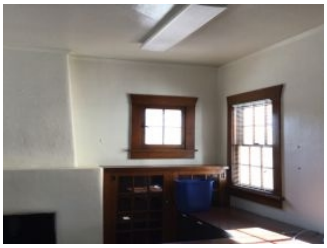
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

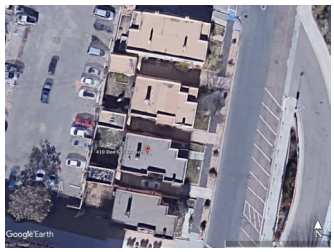
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.

Project Description

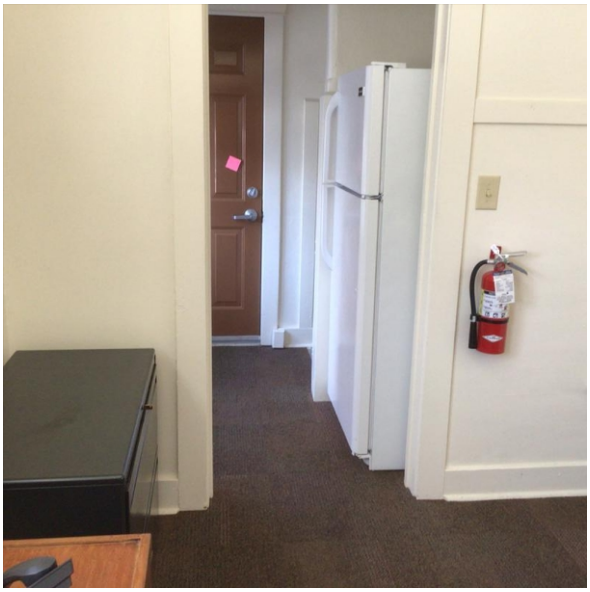
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

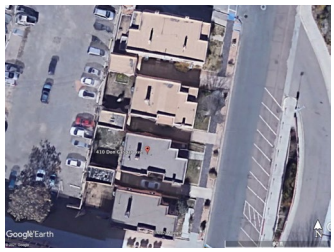
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:**	05.	**Type 2:**	C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

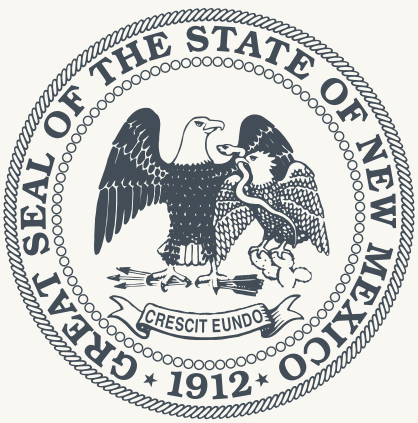
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

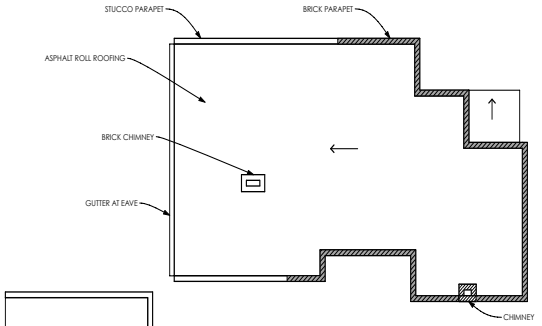
Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

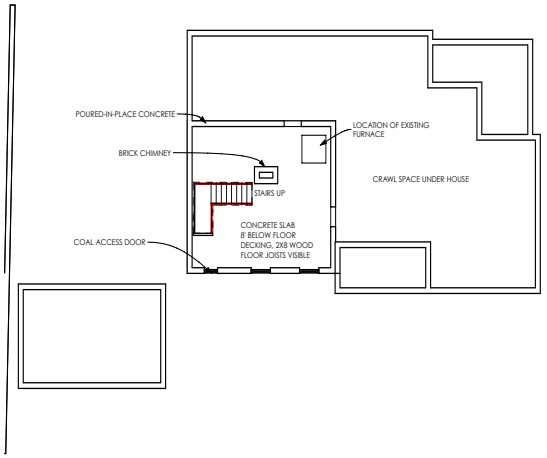
	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



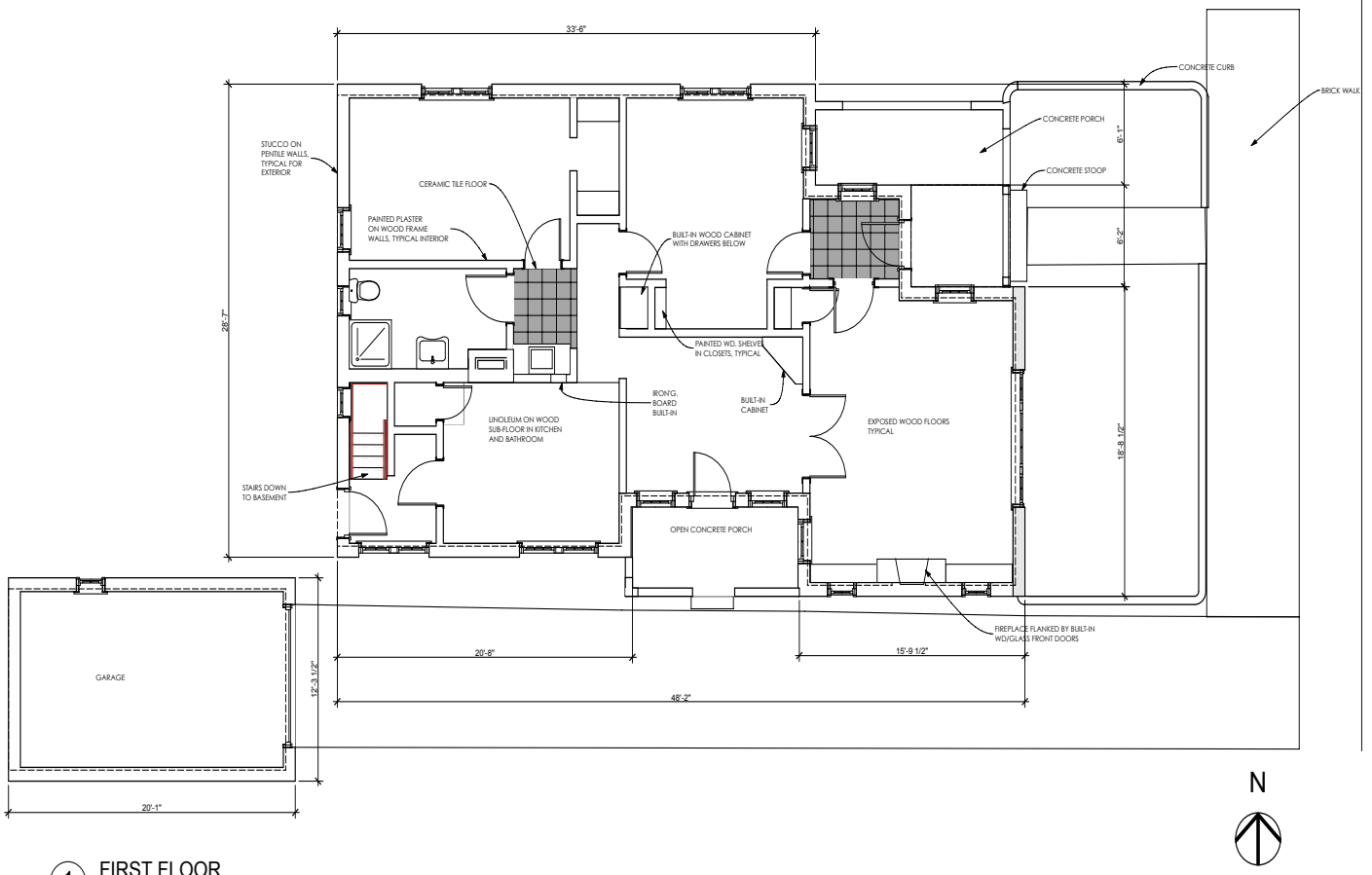
Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com



3 ROOF PLAN
SCALE: 1/8" = 1'-0"



2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



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

GAYLA BECHTOL, ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

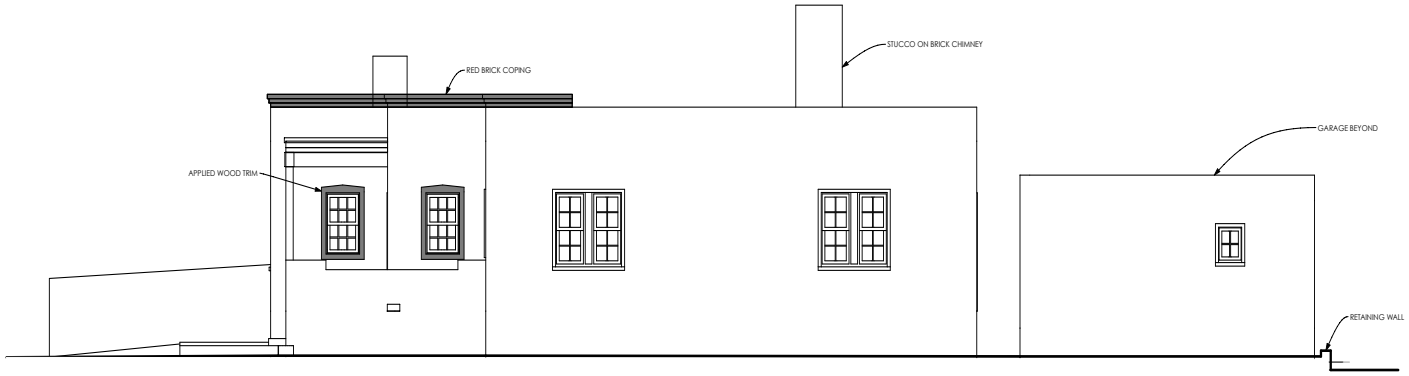
Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

/Volumes/Gayla Data HD/Data Documents/GBA Documents/GBA Projects/NM Don GASPAR/410 Don Gaspar.pln



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



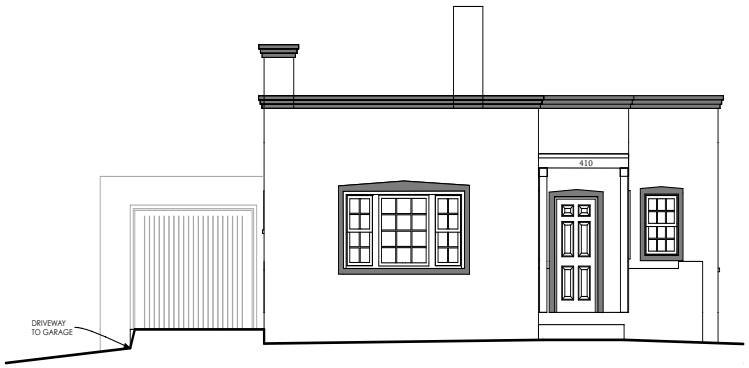
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

GAYLA BECHTOL ARCHITECT
505 988 3313 WWW.GBASANTAFE.COM

410 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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410 Don Gaspar Ave – East Façade



410 Don Gaspar Ave – North Façade



410 Don Gaspar Ave – West Facade



410 Don Gaspar Ave – South Facade



410 Don Gaspar Ave – Garage East Façade



410 Don Gaspar Ave – Garage North Façade



410 Don Gaspar Ave – Garage West Façade



410 Don Gaspar Ave – Garage South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Linda M. Trujillo, Superintendent
Clay Bailey, Director

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

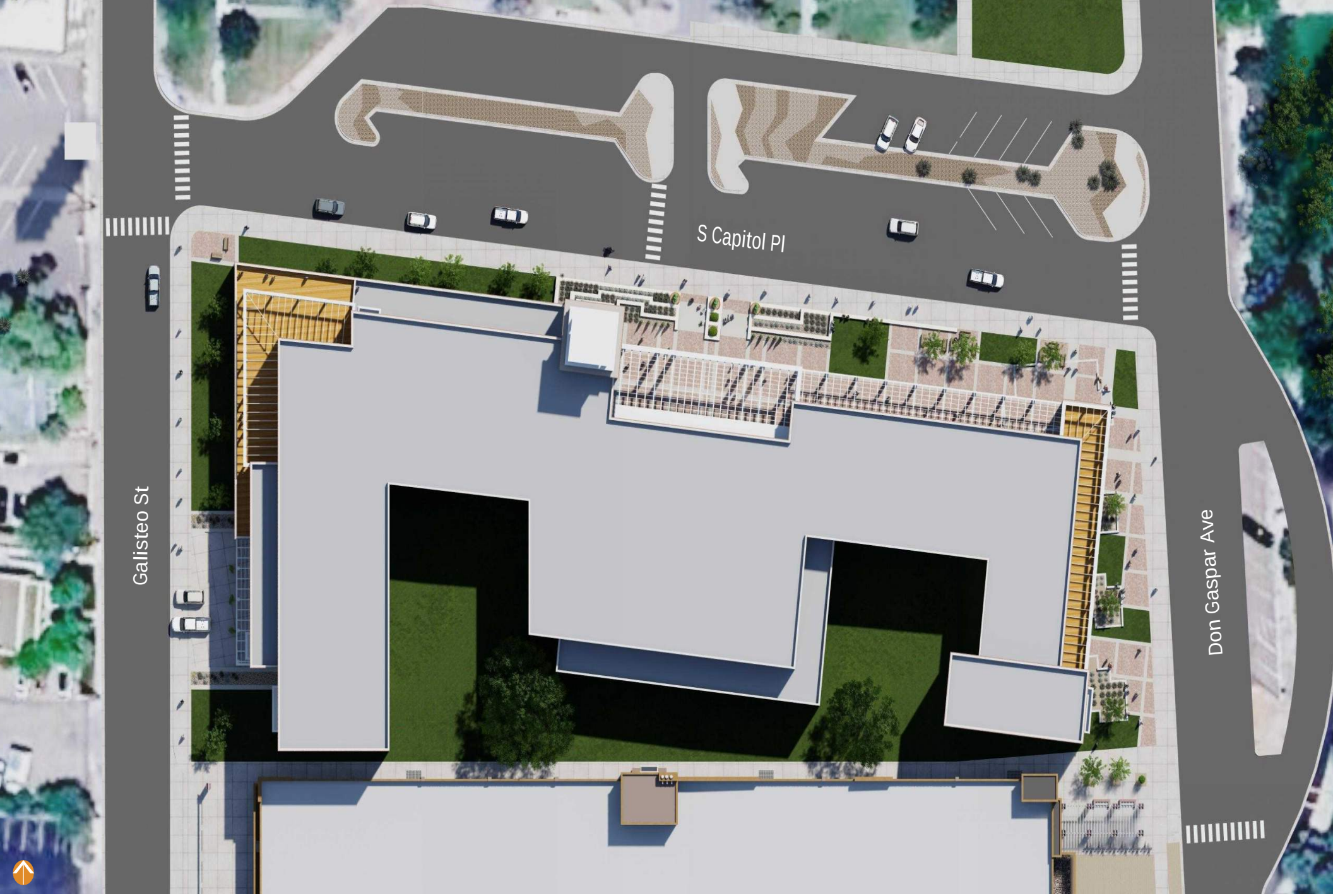
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



Site Plan

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



Main North Entry

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



North Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



East Facade

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



West Facade

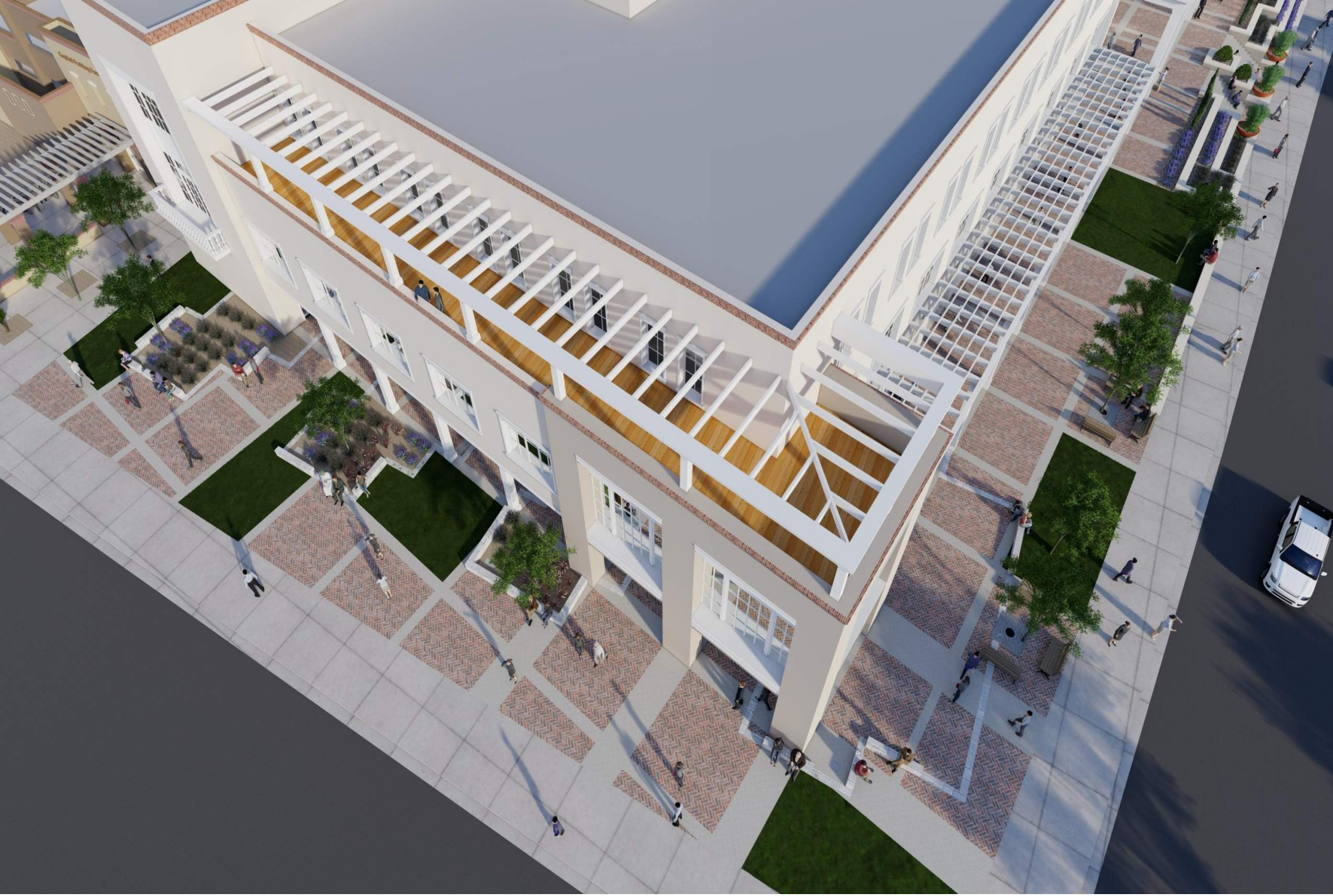
STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



North Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



East Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



West Elevation

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects

City of Santa Fe, New Mexico

memo

DATE: March 26, 2024

TO: Historic Districts Review Board Members

FROM: Heather Lamboy, Assistant Director, Planning & Land Use Department

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2023-007598-HDRB. 414 Don Gaspar Ave. Downtown and Eastside Historic District. Contributing. Jennifer Jenkins, JenkinsGavin, Inc., agents for the State of New Mexico General Services Division, request demolition of the office building (previously a residence). Exceptions are requested to Sections 14-5.2(M)(3)(b), Contributing, Significant and Landmark Buildings for consideration of the loss of Historic Status, and 14-5.2(M)(4) Demolition of Historic and Landmark Structures within the State Capital Outlay Projects section of the code.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

___ **Zoning Review Sheet**

__x__ **Other**: 5/9/2023 Hearing Minutes
Building Official Structural Report

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

__x__ **Photographs**

__x__ **Other:** Structural Report

STAFF RECOMMENDATION:

Staff does not recommend approval for the proposed demolition of the historically contributing building. Staff finds that the demolition approval criteria have not been met as set forth in Section 14-5.2(M) (which references the criteria stated in Section 3.14(G), demolition of historic and landmark structures).

BACKGROUND & SUMMARY:

The current request for the demolition of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows:

Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.



Figure 1 Vicinity Aerial - Present Day

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. Staff has stated to the applicant that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape. Further, the applicant is in essence requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

The definition of a contributing structure is as follows:

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.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains. As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

Section 14-5.2(M)(3)(b) states, "State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2." The proposed demolition will cause this structure to lose the historically contributing status that was designated at the May 9, 2023, HDRB meeting.

As stated previously, the office building, formerly a residence, represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.



Figure 2 1957 Aerial

The aerial from 1957 illustrates how the State Capitol complex disrupted the neighborhood patterns of the Don Gaspar neighborhood, which started to develop to the north of the current Paseo de Peralta. One can see the development of a grid block pattern and detached single-family houses both within the block under consideration as well as across Don Gaspar at the site of the current Capitol building. The construction of the Paseo de Peralta divided this and adjacent bungalows from the Don Gaspar neighborhood.

Demolition Criteria Responses:

As stated in Section 14-5.4(M)(4), the criteria for approval of a demolition for State Capitol Outlay projects shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). The following approval criteria quoted below are from Section 3.14(G).

414 Don Gaspar Ave

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 Don Gaspar Architectural Historic Survey describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth

century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s. The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

Staff Response: As evidenced by the HDRB's designating the building as contributing, the building contributes to historic character of this portion of the Downtown & Eastside Historic District. A distinctly Anglo-American development style is associated with the Don Gaspar Historic District, which was established in 1983 after the changes in this area of the State Capitol Campus with the construction of the Concha Ortiz y Pino building and the Paseo de Peralta roadway. While located in the Downtown & Eastside Historic District, the development pattern was informed by the Business Capitol District zone district standards. The casita is across the street to the south from the historic State Capitol Building (the Bataan Memorial Building) and across the street to the west of the current Capitol building. While the development pattern is not the same as other areas of the Downtown & Eastside Historic District, the preservation standards apply in this case because of the unique characteristics of this portion of the district, which enables the maintenance of character-defining features that may not be consistent with the Downtown & Eastside. Staff does not agree with the applicant that this criterion is met.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the

construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

Staff Response: While the applicant references the reestablishment of a streetscape that is associated with the State Capitol campus development pattern; the general design narrative of the Capitol campus is Territorial Revival Style. The design narrative of this street section is a mixture of Spanish Pueblo Revivial and Territorial Revival styles for this casita and the other 3 in the streetscape. As proposed, this unique street section will not be reestablished by the Executive Office Building as currently designed.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Staff Response: The report provided by Bobby Padilla in November of 2022 was solicited by the state and Historic Preservation Staff were not involved in the assessment. Staff revisited the site with the Mr. Padilla and further discussed the proposal. An update has been made to the report. The building is currently used for State offices. Staff does not agree that the building cannot continue to be used. Proper renovation techniques will allow for the continued use of the building, which is a more sustainable practice than demolishing the existing building and constructing a new one.

RELEVANT CODE CITATIONS:

14-3.14 - DEMOLITION OF HISTORIC OR LANDMARK STRUCTURE
(A) Summary of Procedure
1) Upon receiving an application for demolition of a structure within the historic districts the HDRB shall, within sixty-five calendar days from the date of application, either grant or deny the application. Ordinarily, the HDRB will act on an application for demolition at its next regular meeting, if the application is submitted in proper form at least seven days before its next regular meeting; however, the HDRB may use the entire sixty-five-day time period if the HDRB, on motion duly passed, determines such delay is necessary.
2) Upon receiving an application for demolition of a landmark structure the HDRB shall, within sixty-five calendar days from the date of application , make a recommendation to the governing body to either grant or deny the application .
(B) Hearing Required
1) In all applications involving the demolition of a structure , provision shall be made for a hearing, as set forth in the preceding section.

2) The HDRB or governing body , as applicable, shall restrict its review to a consideration of whether the application will be in conformity with the standards established by this section.
3) Notice of the time and place for each hearing shall be sent in writing to each applicant.
4) An agenda of the HDRB shall be sent to all groups requesting notification and copies of meeting agendas, as set forth in the officially adopted neighborhood planning policies.
5) On-site notice, by a sign of proposed demolition and of the time, date and place of the HDRB or governing body review shall be posted by the city on the affected property fourteen days prior to HDRB or governing body review of application for demolition. Such notice shall be prominently displayed, visible from a public street and securely placed on the property.
(C) Staff Review and Report
Before granting approval or denial to a demolition request, the land use director shall provide the following information on the structure under consideration.
1) A report on the historic or architectural significance of the structure;
2) A report from the city building inspector on the state of repair and structural stability of the structure;
3) If the structure is more than seventy-five years old, and the entire project of which demolition is a part requires an archaeological clearance permit , a report from the land use director on whether the demolition would damage possible archaeological artifacts; and,
4) Other information as requested by the HDRB or governing body .
(D) Referral to Archaeological Review Committee
Upon receiving an application for demolition of structure in a historic district or a landmark structure, the land use director shall refer the application to the Archaeological Review Committee to determine whether damage to archaeological resources may be caused by the demolition and what actions should be taken regarding excavation and the archaeological clearance permit.
(E) Appeals
1) HDRB decisions on demolition of structures may be appealed to the governing body pursuant to Section 14-3.17.
2) The governing body , with the advice and assistance of the HDRB, may take such steps as it determines necessary to preserve the structure concerned, in accordance with the purposes of the H District regulations under Section 14-5.2. Such steps may include, but not be limited to, consultations with civic groups, public agencies, and interested citizens; recommendations for acquisitions of property by public or private bodies or agencies; and exploration of the possibility of moving one or more structures or other features.
(F) Denial of Demolition Request
A determination that the structure should not be demolished shall impose a duty on the owner or other persons having legal custody and control to immediately take the action required under Section 14-5.2(B) (Minimum Maintenance Requirements).
(G) Standards
1) In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:
a. Whether the structure is of historical importance;

b. Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and
c. The state of repair and structural stability of the structure under consideration.
2) In determining whether a request for demolition of a landmark structure should be approved or denied, the HDRB and governing body shall consider the following:
a. The historical importance of the structure; and
b. The state of repair and structural stability of the structure.

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.

14-5.2(C) REGULATION OF SIGNIFICANT AND CONTRIBUTING STRUCTURES IN THE HISTORIC DISTRICTS

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;
(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;
(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and
(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 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.

Section 14-5.2(M) State Capitol Outlay Projects
(M)State Capital Outlay Projects
(Ord. No. 2009-46 § 2)

(1) Purpose

a) Recognizing the fragility of the city's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the city and the state will collaborate in good faith and work jointly to preserve and protect the historic districts of Santa Fe as well as contributing, significant and landmark structures.
b) State capital outlay projects in historic districts shall be carried out pursuant to the procedures set forth in Section 3-22-6 NMSA 1978 and Subsection (2) below and in a manner that is harmonious and generally compatible with the design standards set forth in Subsection (3) below. These procedures and standards apply to new structures and additions to and alterations and demolition of existing buildings.

(2) Procedures

a) Before commencing with the design phase of a capital outlay project , the state and the historic districts review board shall consult as to the appropriate design standards and how those design standards would impact costs and the operation or manner in which the project will ultimately be expected to function. The historic districts review board shall work collaboratively with the state to arrive at compatibility of the project with the design standards, considering reasonable costs and preserving essential functionality. The state shall also make every reasonable effort to obtain input from members of identifiable community groups involved in historic preservation in Santa Fe before commencing the design phase.
b) After the design phase and before soliciting a bid or proposal for design-build or lease-purchase for a capital overlay project, the state shall submit the plans to the historic districts review board for review and comment. The historic districts review board in conjunction with the state shall conduct a public meeting to receive public input. Notice of the public meeting shall be given to any identifiable community groups involved in historic preservation in Santa Fe.
c) Within sixty days after the public meeting the historic districts review board, any identifiable historic preservation community group or any other interested party shall communicate recommendations and comments in writing to the state . The state shall consult with the historic districts review board or other entity to resolve any issues raised. If at the end of the sixty-day period unresolved issues remain, the city may within five days after the end of the period, notify the state that the issues remain unresolved and these issues shall be finally determined as set forth in Section 3-22-6(G) NMSA 1978, provided that if notice is not timely given, the state may, after incorporating those provisions to which the state and the city have agreed, proceed with the project.
d) The state shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Section 3-22-6 NMSA 1978 have been followed.

(3) Design Standards

a) General Standards

A state capital outlay project shall be designed appropriate to the seat of government and with the intent of achieving harmony with existing buildings by the use of similar materials, color, proportion, and general details to the existing buildings in the applicable streetscape. The applicable streetscape shall be determined as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. A new structure or proposed alteration or addition shall not cause an adjacent contributing, significant or landmark structure to lose its status. Alterations and additions shall be in character with the style, detail and massing of the existing building. The dominating effect is to be that of adobe construction as follows:

i. Roofs

Roofs, generally, shall be flat with a slight slope and surrounded by a parapet of the same color and material as the walls or of brick. Roofs shall generally not be 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 columns, posts or other vertical supports. No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment not to exceed an overhang of thirty (30) inches. The restriction 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 parapet from any public way.

ii. Walls and Windows

The combined door and window area in any publicly visible facade generally shall not exceed forty percent of the total area of the facade 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 facade except in circumstances where the unique purpose of the space may warrant special design considerations. Windows, doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles. Glass and window trim shall be nonreflective. Windows shall be similar in proportion to the fenestration pattern in the streetscape. Deep window recesses are characteristic.

iii. Finishes

Construction shall be with materials with which the adobe effect can be simulated provided that the exterior walls are not less than eight (8) inches thick. Mud plaster, hard plaster or other materials simulating adobe, laid on smoothly, is required. No less than eighty percent of the non-fenestration surface area of any publicly visible façade shall be adobe finish, stucco or other material simulating adobe finish. The balance of the publicly visible facade may be of natural stone, wood, brick, tile, terra cotta, or other material. Materials shall convey a sense of substance and permanence.

iv. Colors

The publicly visible facade of any building and of any adjoining walls generally shall be of one color but no more than three colors and simulate a light earth or dark

earth color, matte or dull finish and of relatively smooth texture. However, facade surfaces under portals or inset panels in a wall under a roof overhangs, in church-derived designs, may be painted white or be of contrasting or complimentary colors or have mural decorations.

v. Other Features
Facades shall be flat, varied by inset portals, exterior portales, projecting vigas or roof beams, canales or waterspouts, flanking buttresses and wooden lintels, architraves and cornices. Depending upon the existing streetscape and if permitted otherwise in this chapter, a portal may cover the entire sidewalk with the columns set at the curbline.

vi. Height
The height shall be limited to the average height of institutional buildings as measured within the applicable streetscape. When determining an applicable streetscape, vacant lots or parcels shall not be included in the calculation for allowable height. If no institutional buildings are included in the streetscape, the maximum height shall not exceed the average height of existing buildings in the streetscape. The planning and land use department staff shall determine the applicable streetscape as set forth in Subsections 14-5.2(D)(9)(a)(ii) A., B., C., D., and E. Height shall be measured as set forth in Subsection 14-5.2(D)(9)(c)(iii). Heights of existing structures shall be as set forth on the official map of building heights. If the height of an existing building is not given, the state shall submit a statement from a NM licensed surveyor of the actual height. No building facade shall be over two stories in height unless the façade includes projecting or recessed portales, balconies, setbacks or other design elements. (Ord. #2020-22 , § 16)

b) Contributing, Significant and Landmark Buildings
State capital outlay projects that involve contributing, significant or landmark structures shall be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alterations or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

(4) Demolition of Historic and Landmark Structures; Minimum Maintenance Requirements

a) A request for demolition of an historic or landmark structure shall include the report required in Section 14-3.14(C) and follow the standards set forth in Section 14-3.14(G). If there is a disagreement as to demolition, the procedures set forth in Section 3-22-6(G) NMSA 1978 shall be followed.
b) The minimum maintenance requirements for historic or landmark structures set forth in Subsection 14-5.2(B) shall be met.

NM Stat § 3-22-6. Applicability to state capital outlay projects; limitation.

A. Recognizing the fragility of the state's historic heritage, the purpose of this section is to establish a procedure under which the state and its municipalities and counties will commit to collaborate in good faith and work jointly to preserve and protect the historic districts of New Mexico.

B. Ordinances enacted by a municipality or county pursuant to the Historic District and Landmark Act [3-22-1 NMSA 1978] shall apply to a state capital outlay project only as provided in this section and only if the ordinances contain special provisions and standards applicable to state buildings, including provisions concerning the design, construction, alteration or demolition of the exterior features of state buildings. If requested by a resolution of the governing body of a municipality or county, the staff of the capitol buildings planning commission shall work jointly with the staff of the municipality or county in developing the provisions and standards required by this subsection.

C. The applicable state agency shall carry out a capital outlay project in a manner that is harmonious and generally compatible with the municipal or county ordinances.

D. Before commencing the design phase of a capital outlay project, the applicable state agency shall consult with the municipality or county as to the design standards in the ordinances and how those design standards would impact costs and the operation or manner in which the capital outlay project will ultimately be expected to function, provided that, if the municipality or county has an agency or other entity review projects within the area zoned as an historic district or landmark, then the consultation shall be with that review agency or other entity. The state agency shall work collaboratively with the municipality or county or its review agency or other entity to arrive at compatibility with the design standards, considering reasonable costs and preserving essential functionality. If the municipality or county has identifiable community groups involved in historic preservation, the agency shall also make every reasonable effort to obtain input from members of those identified groups before commencing the design phase.

E. After the design phase and before soliciting a bid or a proposal for design-build or lease-purchase for a capital outlay project, the applicable state agency shall transmit its plans for review and comment to the municipality or county or its review agency or other entity and shall also conduct a public meeting to receive public input. Notice of the public meeting shall also be given to any identifiable community groups involved in historic preservation in the municipality or county.

F. Within sixty days after the public meeting, the municipality or county or its review agency or other entity, any identifiable historic preservation community group and any other interested party shall communicate recommendations and comments in writing to the state agency. The state agency shall consult with the municipality or county or its review agency or other entity to resolve any issues raised. If, at the end of the sixty-day period, unresolved issues remain, the municipality or county may, within five days after the end of the period, notify the applicable state agency that the issues remain unresolved and should be finally determined pursuant to Subsection G of this section; provided that, if notice is not timely given, the applicable state

agency may, after incorporating those provisions to which the state agency and the municipality or county have agreed, proceed with the capital outlay project.

G. If notice is timely given by a municipality or county, pursuant to Subsection F of this section, that issues remain unresolved, those issues shall be decided pursuant to the following provisions:

(1) within five days after the notice, a state-local government historic review board shall be formed, consisting of eight members as follows:

(a) one member appointed by the capitol buildings planning commission, who shall chair the board and who shall vote only if there is a tie among the other board members present;

(b) one member appointed by the cultural properties review committee;

(c) the state historic preservation officer or a designee of the officer;

(d) one member appointed by the agency or other entity that reviews projects within the area zoned as an historic district or landmark, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county;

(e) one member appointed by the agency or entity of the municipality or county that is concerned with historic preservation, provided that, if the municipality or county has no such agency or other entity, the member shall be appointed by the governing body of the municipality or county; and

(f) three public members who have a demonstrated interest in historic preservation appointed as follows: one member appointed by the secretary of general services, one member appointed by the governing body of the municipality or county and one public member appointed by the other two public members;

(2) the staff of the capitol buildings planning commission shall serve as the staff of the state-local government historic review board; and

(3) the state-local government historic review board shall, at a public meeting, consider each of the unresolved issues and, within twenty days of its formation shall, for each issue, make a final decision that is harmonious and generally compatible with the municipal or county ordinance.

H. Appeals from the decisions of the state-local government historic review board shall be taken to the district court in the manner provided in Section 39-3-1.1 NMSA 1978.

I. The state agency shall not take any irrevocable action on the capital project in reliance on the plans until the procedures set forth in Subsections F and G of this section have been followed.

HISTORIC CULTURAL PROPERTIES INVENTORY (HCPI)

1. IDENTIFICATION

HCPI # 53815 NMCRIS # 152221 Project Name: Don Gaspar Casitas Re-survey Survey Date: 1.30.23	Agency Number: Other # ☐Update
NAME OF PROPERTY Historic Name: Current Name:	**OWNER** and contact information: PROPERTY CONTROL, GENERAL SERVICES DIVISION, STATE OF NEW MEXICO
SURVEYOR and contact information: GAYLA BECHTOL ARCHITECT 505-660-6301, GAYLA@GBASANTAFE.COM	
PROPERTY TYPE **Category:** ☒Building ☐Structure ☐Object ☐District ☐Site **Subcategory:** ☐Acequia/Historic Irrigation Ditch ☐Road/Trail ☐Other Linear	
LAND STATUS ☐ Federal ☒ State ☐ Local ☐ Private ☐ Other (land grant, tribal, etc.) Specify Other:	

2. LOCATION

STREET ADDRESS: 414 DON GASPAR AVENUE CITY: SANTA FE COUNTY: SANTA FE If no street address, describe how to locate the property:	UTM Coordinates: Map-datum: NAD 83 Zone: E: N: USGS Quad Name USGS Quad Code: Assessor Parcel # Local Reference #
SETTING	
Category: ☒Urban ☐Suburban ☐Rural ☐Village	**Subcategory:** ☐commercial ☐industrial ☐residential ☒public

3. PROPERTY DESCRIPTION

HISTORIC FUNCTION: RESIDENTIAL RENTAL **CURRENT FUNCTION:** STATE OFFICE BUILDING	**CURRENT CONDITION:** ☐intact ☐altered ☒deteriorated ☐other Describe: NO STRUCTURAL ISSUES BUT FINISHES NEED UPKEEP
CONSTRUCTION DATE: 1930 ☐Known ☒Estimated SANBORN INS. MAPS + Source: AERIAL PHOTOS ☒continuation	**ARCHITECT/BUILDER:** FLORENCE HOWLAND SLIDELL PRINCE BARTO (1884-1955)
BREIF DESCRIPTION OF PROPERTY: THIS IS A TERRITORIAL REVIVAL STYLE SINGLE-STORY RECTANGULAR FLAT ROOFED WITH PARAPETS ON THREE SIDES RESIDENCE. THE WINDOWS ARE UNCHANGED FROM 1930, WOOD TRUE DIVIDED LITES. A DETACHED GARAGE WITH ONE 2/2 WOOD WINDOW AND WOOD DOOR. ☒**continuation**	
ACEQUIA/HISTORIC IRRIGATION DITCH: **Name of Acequia/Ditch Association:**	

HCPI #: 53815 **Address of Property**: 414 DON GASPAR AVENUE	**NMCRIS #** 152221

ARCHITECTURAL STYLE: Check no more than 3 styles. Refer to HCPI Manual for additional style options.		
☐ Not Applicable	☐ International Style/Miesian	☐ Pueblo/Pueblo Vernacular
☐ Art deco	☐ Italiante/Bracketed	☐ Queen Anne
☐ Bungalow/Craftsman	☐ Mediterranean/Spanish Colonial Revival	☐ Ranch/Rambler
☐ Classical Revival/Neo-Classical Revival	☐ Mission Revival/California Mission Revival	☐ Southwest Vernacular
☐ Colonial Revival	☐ Modernism	☐ Spanish-Pueblo Revival
☐ Folk Victorian	☐ New Mexico Vernacular	☐ Territorial
☐ Gothic Revival/Folk Gothic	☐ Prairie School/Prairie Style	☒ Territorial Revival
☐ Other, describe:		

4. NATIONAL REGISTER/STATE REGISTER LISTING

A. National or State Register Listing:

Is the property individually listed in the State Register? ☐ Yes ☒ No

If yes, SR#

Is the property individually listed in the National Register? ☐ Yes ☒ No

Is the property part of a Register District? ☒ Yes ☐ No ☐ Unknown

If yes, is it ☒ Contributing ☐ Non-contributing

If not mentioned, in your opinion is the property: ☒ Contributing ☐ Non-contributing

District Name: DOWNTOWN/EASTSIDE HIST. DIST. District SR #

Is the property associated with a Multiple Property Documentation Form? ☐ Yes ☒ No ☐ Unknown

If yes: MPDF Name MPDF SR# MPDF theme

5. NATIONAL REGISTER/STATE REGISTER EVALUATION

A. Surveyor/Recorder Recommendations:

Name: GAYLA BECHTOL Date: 02.08.23

National Register evaluation: ☒ eligible ☐ not eligible ☐ not sure

National Register eligibility criteria: ☐ a ☐ b ☒ c ☐ d ☐ criteria consideration:

Level of significance: ☒ local ☐ state ☐ national

Area of significance: TYPE, PERIOD, AND METHOD OF CONSTRUCTION subarea:

Is this property similar to other nearby properties? ☒ Yes ☐ No

Could it be contributing to an undefined district? ☐ Yes ☒ No

Discuss: LAST REMNANT OF RESIDENTIAL DISTRICT AROUND FORMER STATE CAPITOL

B. Agency Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

Agency Remarks:

C. SHPO Determination:

Name: Date:

National Register evaluation: ☐ eligible ☐ not eligible ☐ undetermined

National Register eligibility criteria: ☐ a ☐ b ☐ c ☐ d ☐ criteria consideration:

Level of significance: ☐ local ☐ state ☐ national

Area of significance: subarea:

Could it be contributing to an undefined district? ☐ Yes ☐ No

SHPO Remarks:

HCPI # 53815 **Address of Property**:414 DON GASPAR AVENUE	**NMCRIS #** 152221

6. ARCHITECTURAL AND CONSTRUCTION DETAILS:

A. Visible Construction Materials

☐ Adobe	☐ Metal: Corrugated	☒ Stucco
☐ Brick	☐ Masonry: Simulated	☐ Tile: Clay
☐ Composition Board	☐ Metal: Structural Siding	☐ Vinyl or Aluminum Siding
☐ Concrete: Block	☐ Metal: V-Crimp	☐ Wood: Board & Batten
☐ Concrete: Cast Stone	☐ Stone: Random Ashlar	☐ Wood: Horizontal Siding
☒ Concrete: Poured	☐ Stone: Random Coursed	☐ Wood: Jacal
☐ Concrete: Pre-cast	☐ Stone: River Rock	☐ Wood: Log
☐ Curtain Wall	☐ Stone: Rock Faced	☐ Wood: Shingle
☐ Earth Plaster	☐ Stone: Tabular	☐ Wood: Tongue and Groove
☐ Other, describe:		

B. Number of Stories

☐ N/A ☒ 1 ☐ 1 ½ ☐ 2 ☐ 2 ½ ☐ Other, describe: BASEMENT

C. Foundation:

☐ N/A ☐ Not visible ☐ None ☐ At Grade ☐ Raised

Materials: ☒ Concrete: Poured ☐ CMU ☐ Stone ☐ Other, describe:

Notes:

D. Roof

☐ N/A **Features:** ☐ Eave ☒ Parapet

Shape: ☐ Barrel ☐ Butterfly ☒ Flat ☐ Cross Gable ☐ Gable ☐ Hipped ☐ Pyramidal ☐ Shed ☐ Other, describe:

Pitch: ☐ None ☒ Low ☐ Medium ☐ Steep

Materials:

☐ Asphalt	☐ Metal: Corrugated	☐ Tile: Metal
☒ Composition Roll	☐ Metal: Pressed	☐ Tile:Terra Cotta
☐ Composition Shingle	☐ Metal: Standing Seam	☐ Wood: Shingle
☐ Earth	☐ Metal: V-Crimp	
☐ Other, describe:		

E. Chimneys

☐ N/A Number Interior: 1 Number Exterior: 1

Construction Material: ☒ Brick ☐ Adobe ☐ Stone ☒ Stucco ☐ Terra Cotta Tile ☐ Metal Flue ☐ Other, describe

F. Porches

☐ N/A

Type: ☒ Entry ☐ Incised ☐ Partial Width ☐ Full-Width ☐ Wrap ☐ With a Gazebo

Other Details, describe TWO PORTALS, ONE WITH SHED ROOF, LOW WALLS AT PORTAL

HCPI # 53815 Address of Property: 414 DON GASPAR AVENUE	NMCRIS # 152221

G. Doorways

☐N/A **Number of Doorways**: 4
Type: ☒One-leaf ☐Two-leaf
Style: ☒Panel ☐Diagonal Plank ☐Dutch ☐Plain ☐Vertical Plank ☐French ☐Other, describe:
Components: Panels/Lights-Number 6 and configuration 2/4 ☐Sidelights - number and configuration ☐Transom
Material: ☐Aluminum ☒Wood ☐Steel ☐Metal ☐Fiberglass ☐Vinyl ☐Other, describe
Depth of Reveal: 5"
Notes:

H. Window Openings

☐N/A **Number of Window Openings**: 15

Operation:	Material:	Glazing:		
☐Awning	☐Anodized Aluminum	☐1/1	☐2Pane Horizontal	☐Curtain Wall
☐Casement	☐Bare Aluminum	☒2/2	☐2 Pane Vertical	☐Glass Block
☒Double or Single Hung	☐Steel	☐3/1	☐3 Pane Vertical	☐Palladian Motif
☐Fixed	☐Vinyl	☐4/4	☐4 Pane Vertical	☐Picture Window
☒Hopper	☒Wood	☒6/6	☐Combination, describe:	☐Store Front or display
☐Louver	☐Other, describe:	☐9/9	☒Grouped, describe:	☐Other, describe:
☐Pivot		☒Other configuration, describe: HOPPERS IN BASEMENT 3/1		
☐Sliding t				

Depth of Reveal: 3"

Notes:

I. Other Significant Features

Describe: PENTILE CONSTRUCTION

7. Associated Properties

Discuss: YES, DETACHED SINGLE CAR GARAGE
Are associated properties eligible for listing? NO

8. Documents Available and Their Locations

Discuss: HABS REPORT, JULY 2012; MATTHEW BARBOUR, ARCHEOLOGICAL DATA PLAN,

9. Attachments

Please indicate which items are attached:
☒ Site Plan (required)
☒ Photos (required)
☒ Map or aerial photo (required)
☒ Continuation sheet (Word document), if necessary
☐ Additional detail forms for associated properties, if applicable

AERIAL PHOTOGRAPHS AND MAPS



1935 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



1949 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

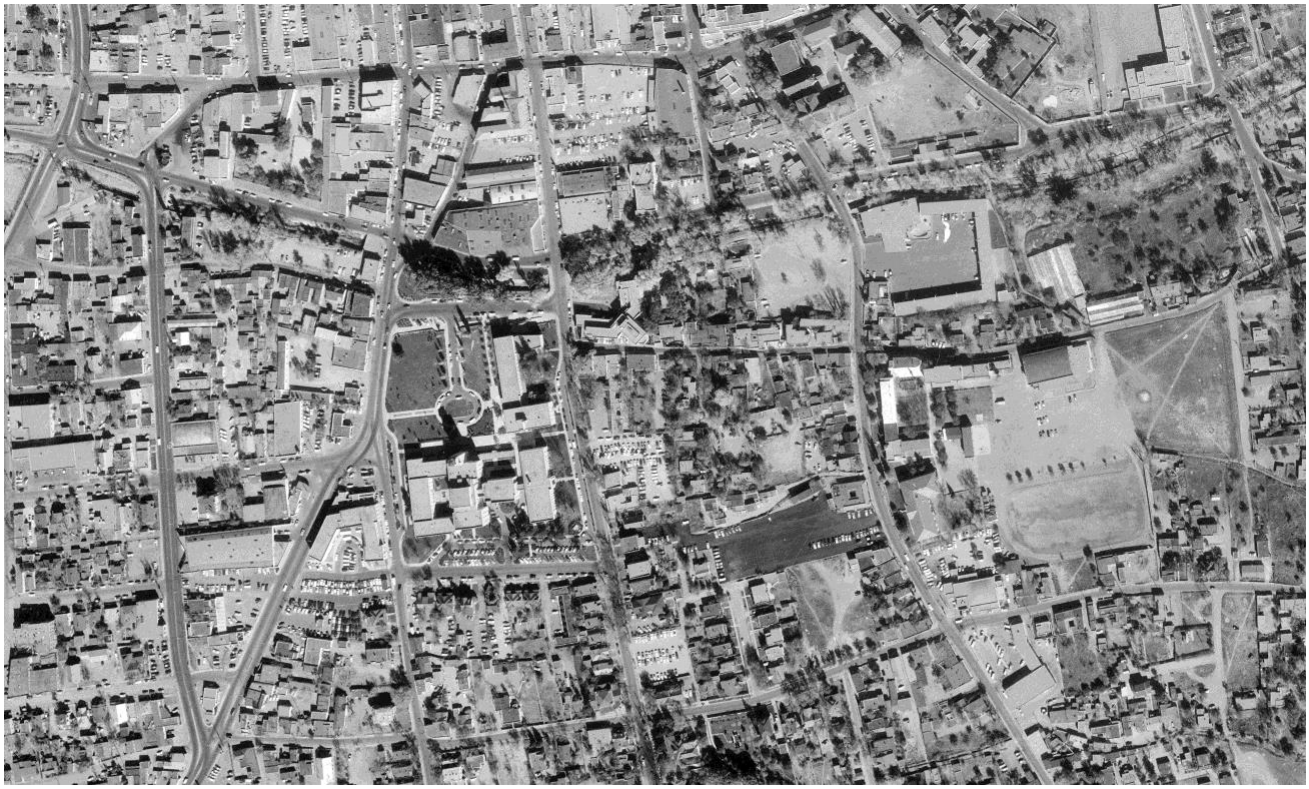
AERIAL PHOTOGRAPHS AND MAPS



1951 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO, ALBQ., NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



11-10-1958 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



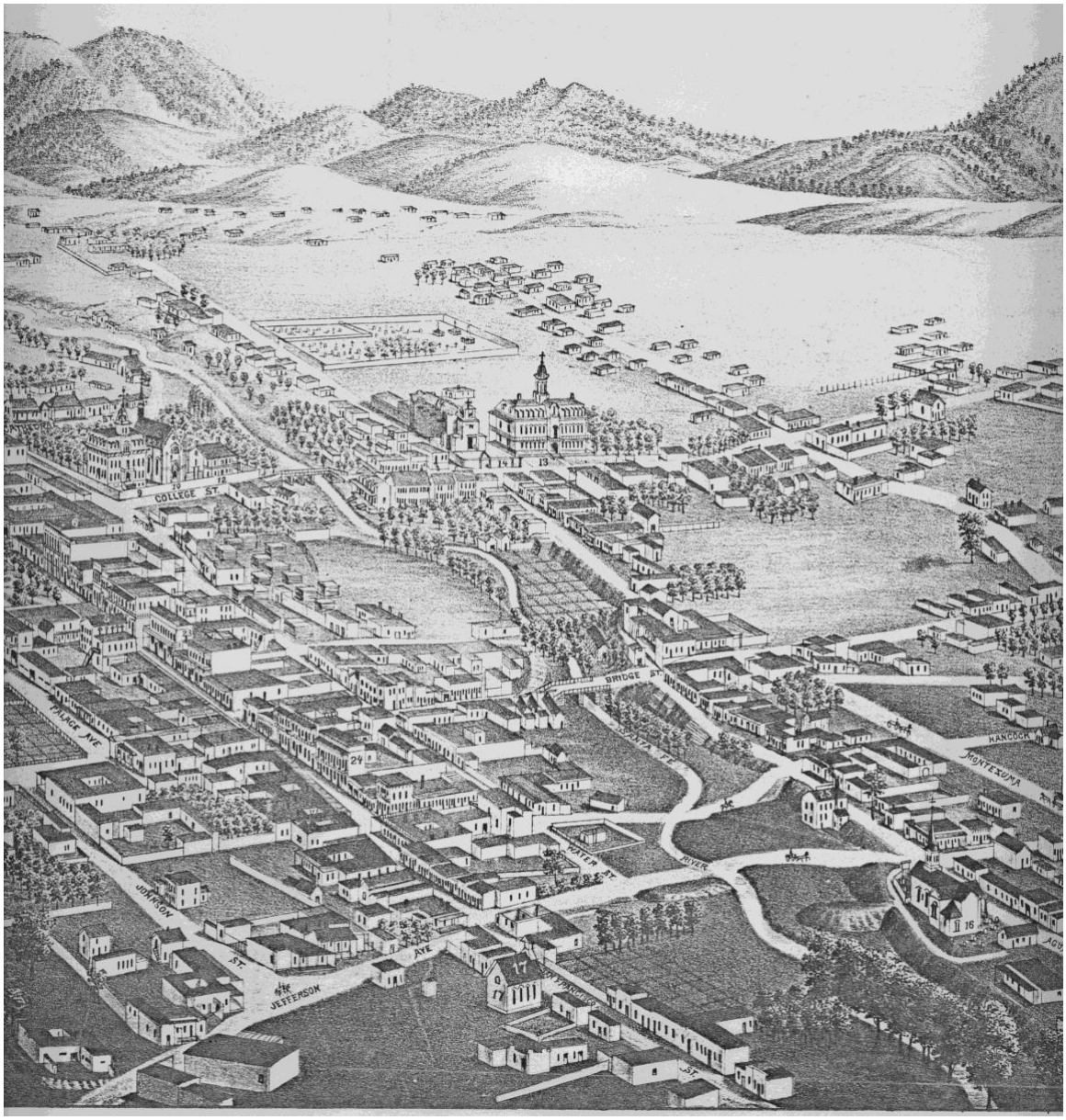
06-27-1969 NEW MEXICO DEPARTMENT OF TRANSPORTATION, SANTA FE, NM

AERIAL PHOTOGRAPHS AND MAPS



6-18-81 EARTH DATA ANALYSIS CENTER, UNIVERSITY OF NEW MEXICO

AERIAL PHOTOGRAPHS AND MAPS



1882 BIRD'S EYE VIEW OF CITY OF SANTA FE BY J.J. STONER

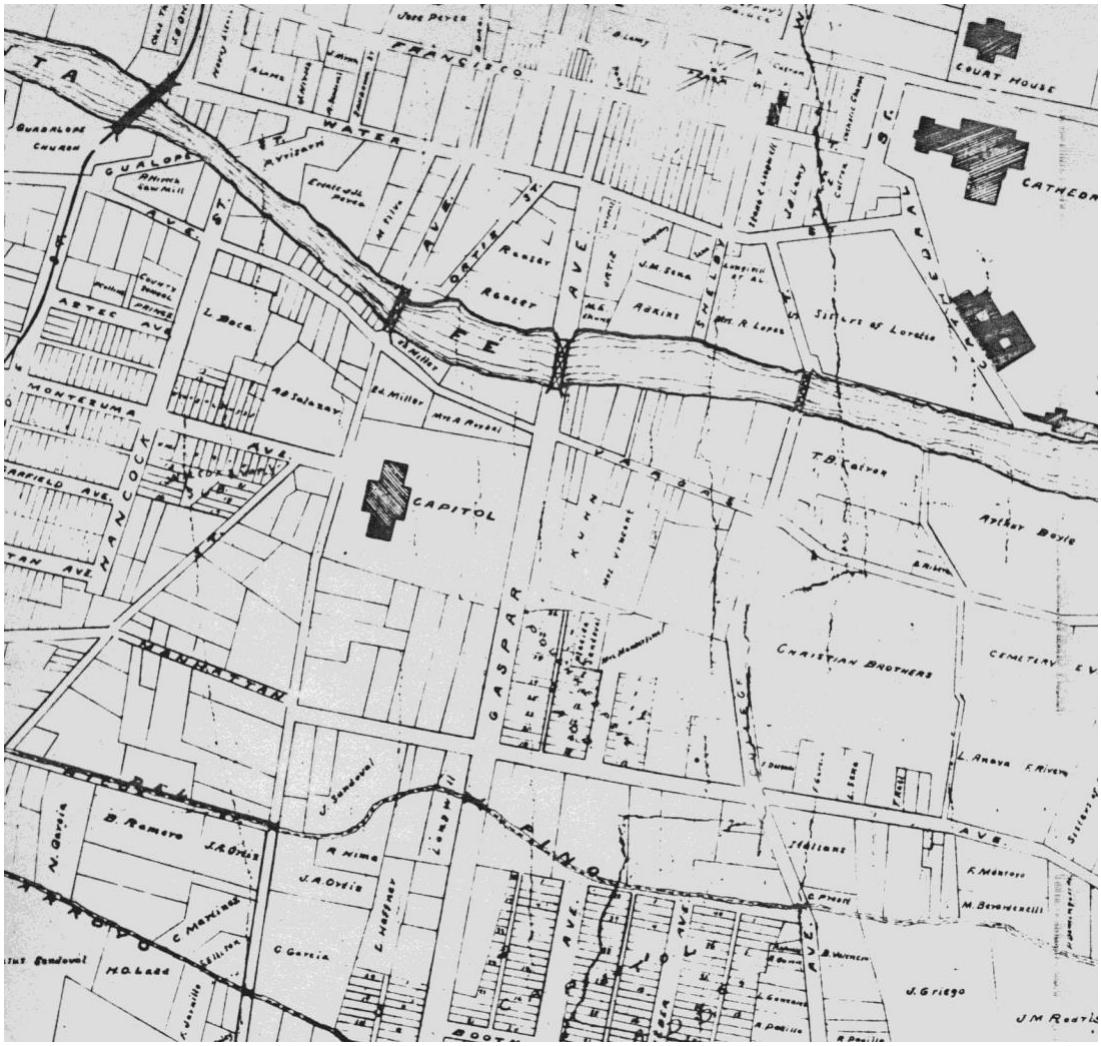
AERIAL PHOTOGRAPHS AND MAPS



1885-86 HARTMANN

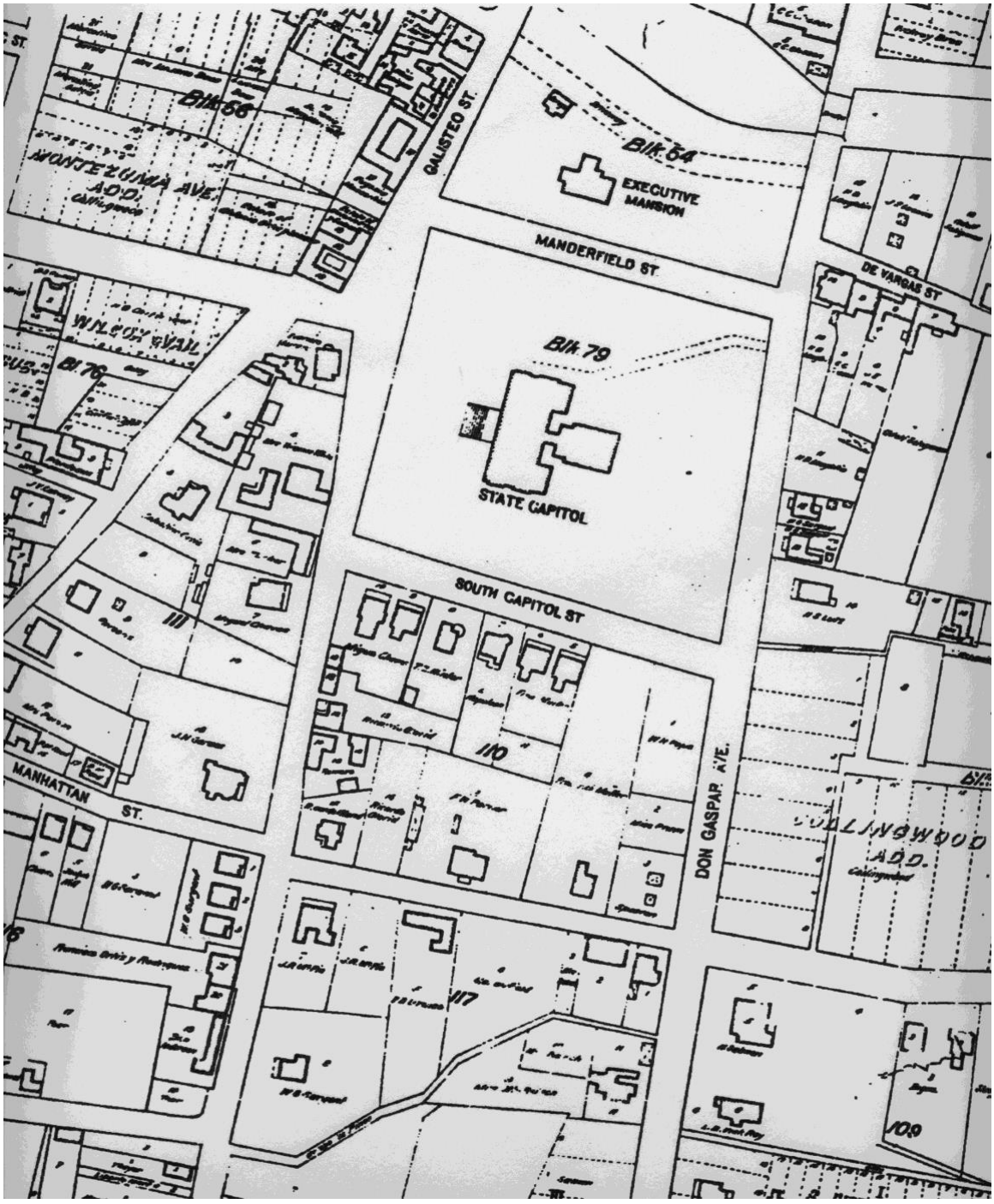
HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE

AERIAL PHOTOGRAPHS AND MAPS



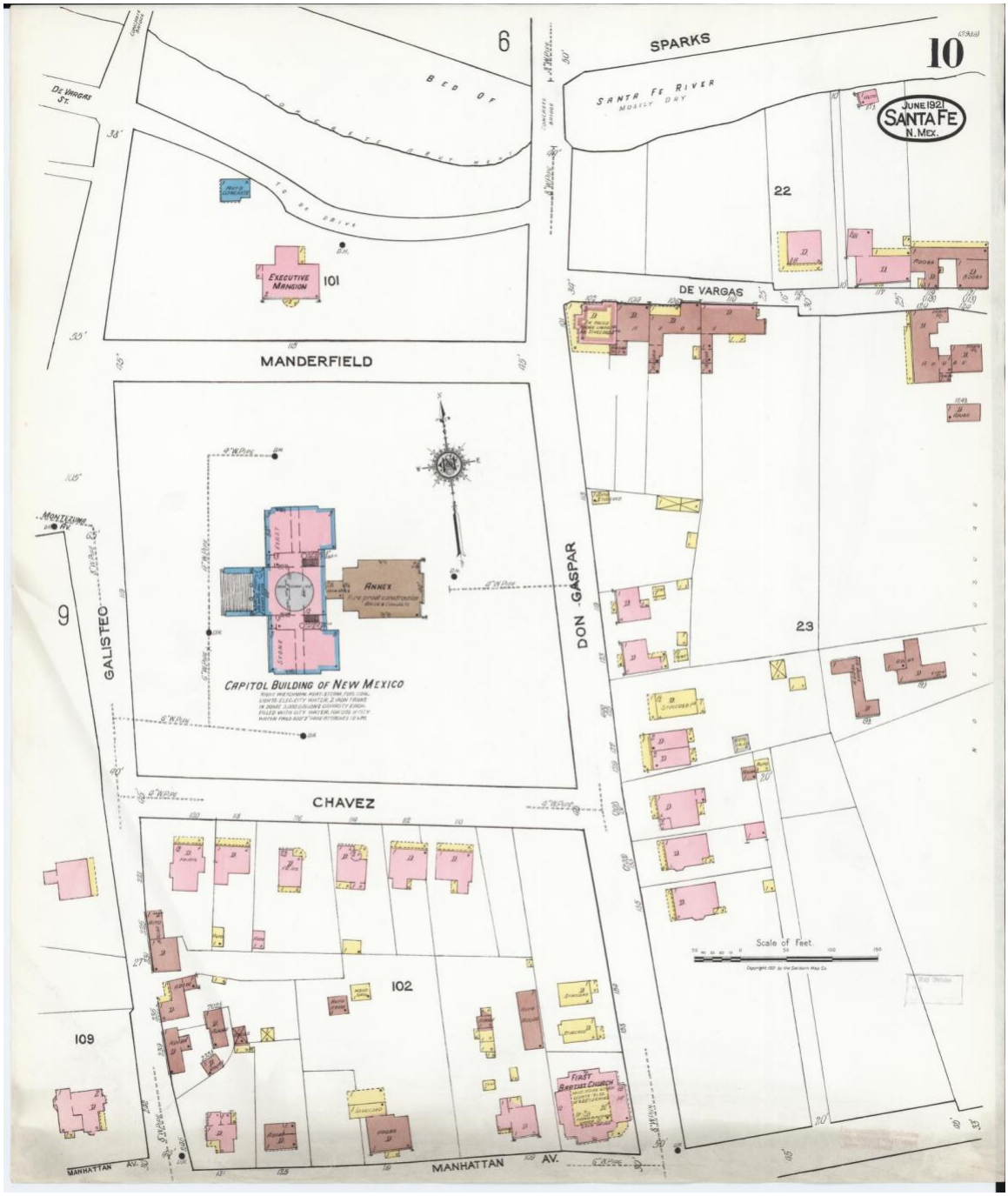
1892 P.O. GAYNOR

AERIAL PHOTOGRAPHS AND MAPS



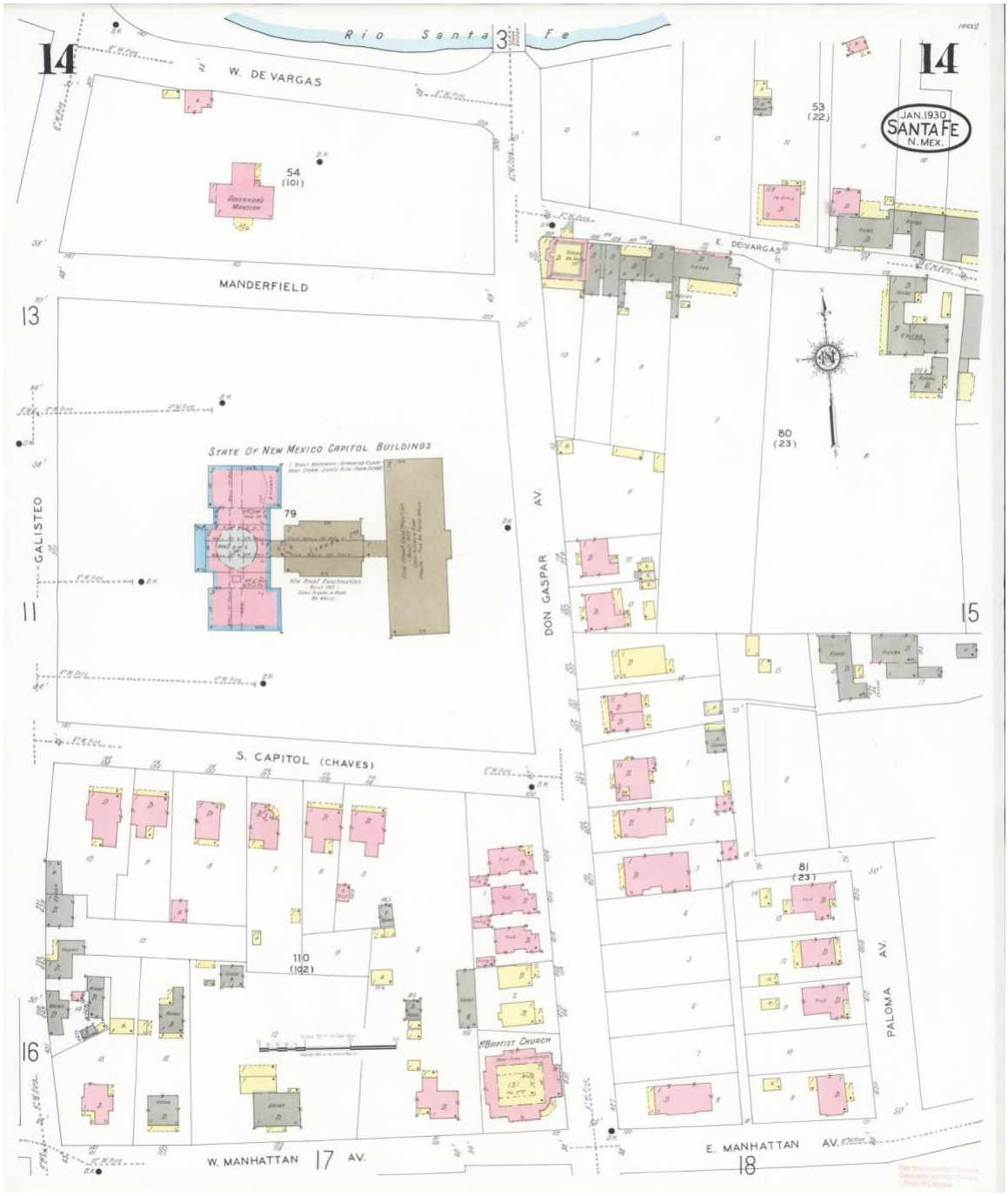
1912 KINGS MAP

AERIAL PHOTOGRAPHS AND MAPS

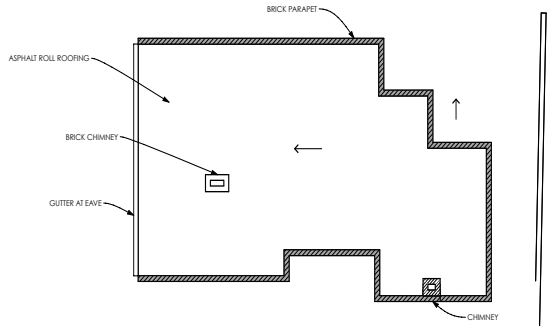


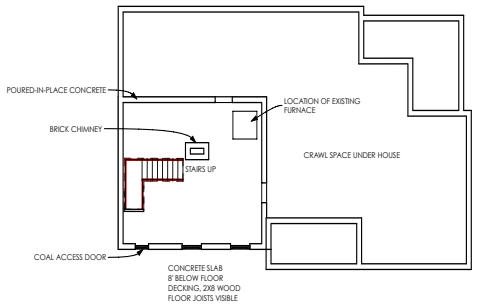
Sanborn Map, 1921

HABS REPORT
402, 406, 410, 414 DON GASPAR AVENUE
AERIAL PHOTOGRAPHS AND MAPS



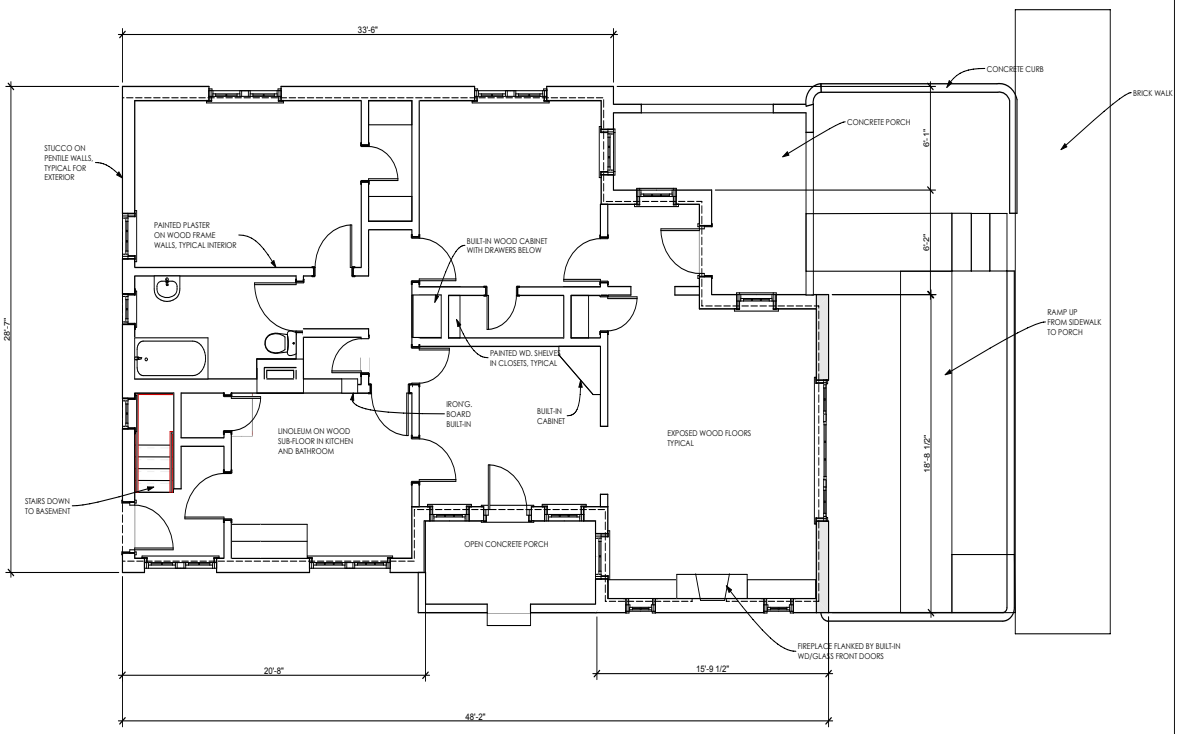
Sanborn map, 1930





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

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

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

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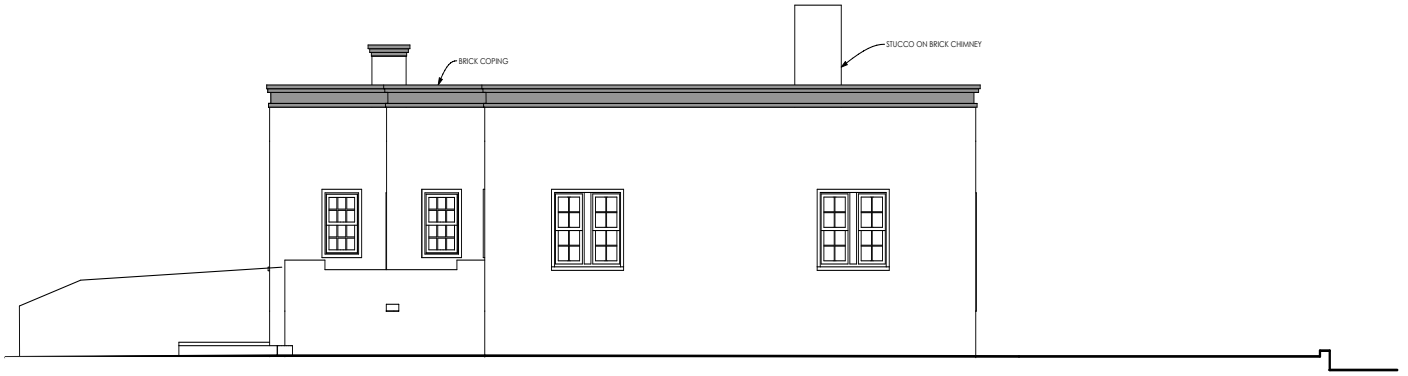


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



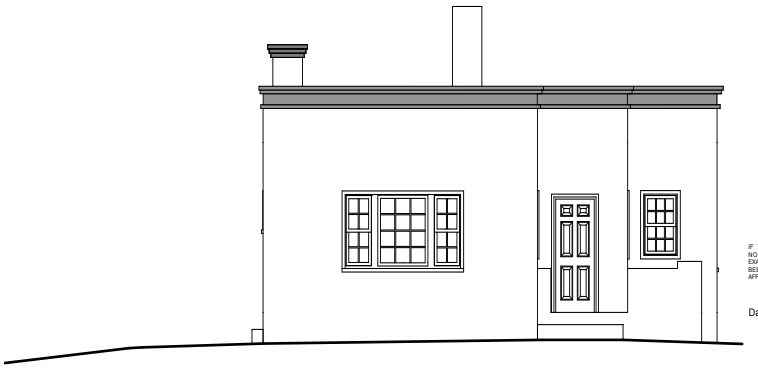
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

GAYLA BECHTOL ARCHITECT
505/988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY
STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



402 DON GASPAR AVE, NORTHWEST ELEVATION

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



406 DON GASPAR AVE, NORTHEAST VIEW

HCPI FOR DON GASPAR CASITAS AT 402,404,410, 414



410 DON GASPAR AVE, EAST ELEVATION



SUMMARY INDEX
HISTORIC DISTRICTS REVIEW BOARD
MAY 9, 2023

ITEM	ACTION TAKEN	PAGE(S)
Call to Order	5:33 pm	1
Roll Call	Quorum Present	1
Approval of Agenda	Approved	3-4
Approval of Minutes April 25, 2023	Approved, as amended	4
Approval of Findings & Conclusions	Approved	4-5
Matters from the Public	Comments	5
Staff Communications	Comments	5
Old Business	None	5
New Business		
2023-006708-HDRB. 128 S. Capitol St.	Status	6-12,31
2023-006709-HDRB. 130 S. Capitol St.	Status	6-12,30
2023-006703-HDRB. 402 Don Gaspar Ave.	Status	19-20
2023-006704-HDRB. 406 Don Gaspar Ave	Status	20-22, 28
2023-006705-HDRB. 410 Don Gaspar Ave	Status	20-24,29
2023-006706-HDRB. 414 Don Gaspar Ave.	Status	20-29

2023-006709-HDRB. 414 Don Gaspar Ave.	Status	29-30
Discussion Items	None	31
Matters from the Board	None	31
Next Meeting	Tuesday May 23, 2023	31
Adjournment	8:20 pm	31

lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 410 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as pedimented columns and porch on the east as well as a brick coping. As the garage structure is not character-defining or unique in itself, staff recommends that it be designated as noncontributing.

The aerial from 1969 below illustrates how the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:

Staff recommends the historic status of the single-family structure at 410 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

6. **2023-006706-HDRB. 414 Don Gaspar Ave.** Downtown & Eastside Historic District. Significant. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status downgrade to non-contributing. (Heather Lamboy)

STAFF REPORT:
The current request for historic status review of 414 Don Gaspar Ave is part of a larger project with forthcoming requests that are subject to 14-5.2(M), State Capital Outlay Projects, which states its purpose as follows: *Recognizing the fragility of the City's historic heritage, the purpose of Subsection 14-5.2(M) is to activate the procedure established in Section 3-22-6 NMSA 1978 under which the City and the State will collaborate in good faith and work jointly to preserve and protect the historic districts in Santa Fe as well as contributing, significant, and landmark structures.*

Further discussion of this section of the code will be presented to the HDRB after the historic status of the buildings is reviewed and determined. The HDRB has the authority to review and determine the historic status of structures within the historic districts per 14-5.2(C), Regulation of Significant and Contributing Structures in the Historic Districts. Please note however that this section (M) of the historic districts code does not ask that particular district standards be considered but rather that *harmony* in material, color, proportion, and general details to the existing buildings in the applicable streetscape be considered and that a new structure or proposed alteration or addition shall not cause an adjacent contributing, significant, or landmark structure to lose its status (14-5.3(M)(3).

The applicant, in their application, has pointed to the casitas located on Don Gaspar as out of place with the streetscape. An alternative consideration is that the casitas represent a remnant streetscape and is a pertinent reminder of the history of the area and the past streetscape.

Further, the applicant is in essence, requesting that a historic status downgrade be granted. However, this request works contrary to the collaborative, good faith and joint work to protect the historic districts as is stated as the intent of (M) in that the project is already intending for contributing and significant structures to lose their status.

This structure represents the southernmost building of three bungalows with identical floorplans that were constructed prior to 1930. The original footprint of the building remains.

As illustrated by the building's existence on the 1930 Sanborn Map and not on the 1921 Sanborn Map, the building was constructed between 1921 and 1930.

The single-family structure and associated garage at 414 Don Gaspar Ave was constructed of pentile with a stucco finish in the Territorial Revival style with a floorplan typical of the bungalows at the time. The building and the fireplace has brick coping. It is characterized by divided-lite windows; and as typical of bungalows of the time, two smaller windows flank the fireplace on the south elevation. Additionally, as is typical of the bungalows of the time, the building has a basement. The building has a porch with a small sitting area on the south elevation. There was a concerted effort to differentiate the homes on the block to provide better urban character. There is a decorative brick driveway; however, the associated garage has been demolished.

The definition of a significant structure is as follows: *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.

The definition of a contributing structure is as follows: *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.

As stated previously, the subject building represents a remnant of the Anglo-American development pattern that has since been altered by the state capitol campus. This remnant helps to tell the story of how the state buildings transformed the urban pattern both on the border of the Don Gaspar area as well as in the Barrio del Analco. Important lessons need to be learned relative to the negative impacts of Urban Renewal. The building at 414 Don Gaspar should retain its significant status as it embodies the bungalow style that has been modified to the regional Territorial Revival Style. This includes the use of stucco as well as a brick coping.

The front façade has less architectural detail and is not as articulated as the façade of the buildings to the north.

The development of the State Capitol complex disrupted the neighborhood patterns of the Barrio del Analco and Don Gaspar areas. The construction of the Paseo de Peralta further divided this and adjacent bungalows from the Don Gaspar neighborhood.

STAFF RECOMMENDATION:
Staff recommends the historic status of the single-family structure at 414 Don Gaspar be maintained as significant for the main building; however, the status of the garage should be downgraded to non-contributing, per 14-5.2(C) Designation of Significant and Contributing Structures.

PUBLIC HEARING:

David Rasch said he is speaking for all six buildings, each with a garage. He said it is unbelievable that Code does not use the terms Spanish Revival, Spanish Territorial or Territorial. The Code uses Old Santa Fe and Recent Santa Fe style. He said John Gaw Meem in 1975 is the modern movement and these are pentile adobe buildings. They are exact examples of Recent Santa Fe style in Pueblo Spanish Revival and Territorial Revival. He said again, he does not recommend significant.

Tom Spray, previously sworn, said the effort by the State in 2012 was put on the area where the casitas were located, including the empty parking lot. At the time OSFA said they were not against the office building and requested a massing study. They wanted to see if a 60,000 square-foot building would fit there. They have an exceptional office building in which the State has won awards for preservation. It was a win-win. He urged the Board to adopt all of staff's recommendations for all six structures.

John Eddy, previously sworn, urged the Board to accept staff's recommendation all six buildings to be significant, but making the first building contributing, locks them into being consistent with the other buildings. He said the four buildings are very related, like children born to a mother at the same time. They should be treated consistently. He said the Board unfortunately, set a precedent which he preferred had been significant.

Adam Johnson, previously sworn, said these are interesting when looking at them one by one. They have different stylistic features but the same footprint. He thought it worth consideration how significant status would play into that.

Stefanie Beninato, previously sworn, said the Board should follow staff recommendations for significant status on the casitas and contributing for the garages. The buildings are different and were built at different time periods by different builders. On the backside, the windows are characteristic of a time when windows were varied in height. She thought the back could be designated primary, but the duplex doesn't merit that. She reminded them it is important to preserve the downtown history. Until 1940 everyone lived within two miles of downtown. The residents were artists or worked in hospitality who were able to live downtown. She thought that important to help give this status.

BOARD DISCUSSION:

Member Guida was troubled that the four properties would likely be designated as contributing. He said he mentioned the 2012 case tonight because he thought those designations, specifically the significant designation, was made out of fear of development, not good preservation practice. He thought the comments this evening are motivated by the same fear of change and new construction, and preferring what is here now. Possibly that is because the ordinance is ambiguous. That opens up space to voice and use the ordinance for that and to prevent development. He pointed out that all of the efforts of Santa Fe style through the 1990s, was about design. It was not a historic preservation ordinance, it was a historical styles movement and a style control exercise about design, placemaking and creating a unique place and identity for Santa Fe. He said he agrees with some in the public who stated that it is the reason Santa Fe is unique. He said when he looks at this from the site, the ground, an aerial etc., he is confounded by the design. In any other context of discussion on good urban design, this is a ridiculous move. He said he is frustrated at this aspect of supposed historic preservation being used as a weapon. It is at odds with good design and what they set out to do and that they did successfully through 1990s. He said he does not support any arguments about the historic status of the structures. He said this seems very misguided.

Chair Rios said she was on the Board in 2012. She believed they obviously had discussion and Board members, including herself, felt the buildings should be significant. She felt that decision was from a preservation standpoint not as a "weaponized" aspect.

Member Berkley said for the record she is not making these motions because she is afraid of the potential building. She thought Member Guida had mischaracterized some intentions. She said she is of a clear mind and if all four of these were presented as one piece, she would consider them as primary.

MOTION: In 2023-006704-HDRB. 406 Don Gaspar Ave., Member Berkley moved to designate the house as contributing and maintain the garage as contributing and designate the east and south as primary for the house and the east façade as primary for the garage. Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano and Berkley voting in favor and Member Guida voting against.

MOTION: In 2023-006705-HDRB. 410 Don Gaspar Ave., Member Aguilar Medrano moved to downgrade the status of the main building to contributing and maintain the garage status as contributing and to designate as primary façades, the east and south for the house and the east façade as primary for the garage. Member Berkley seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Aguilar Medrano, Berkley and Bienvenu voting in favor and Member Guida voting against.

MOTION: In 2023-006706-HDRB. 414 Don Gaspar Ave., Member Berkley moved to downgrade the status of the house to contributing and maintain the garage status as contributing and designate the east and south as the primary façades for the house and the east façade as primary for the garage. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members Bienvenu, Aguilar Medrano, and Berkley voting in favor and Member Guida voting against.

Ms. Jenkins asked if they will revisit the primary façades for 130 S. Capitol. She asked if appropriate to have confirmed the yard walls on 128 S. Capitol will also be a noncontributing designation.

Ms. Lamboy confirmed with Attorney Ruybalid that it would not be an issue regarding notice although not specifically included in the caption. She said she would address that in the discussion of primary facades.

2. **2023-006709-HDRB. 130 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006709-HDRB, 130 South Capital, Member Bienvenu moved to reopen the case for the purpose of the designation of primary facades. Member Guida seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Aguilar Medrano, Berkley and Guida voting in favor and none voting against.

Ms. Lamboy said staff's opinion is that the elevations facing S. Capitol Street, north, should be considered as primary. The courtyard was an important feature as outlined in the drawings. Staff recommends the west elevation be considered primary. For the yard wall abutting the parking area, staff recommends designation as primary as it is a stylistic modernist movement design.

Member Guida confirmed that staff recommended for primary the entirety of the north façade, the west courtyard facing elevation and the entirety of the courtyard yard wall.

PUBLIC COMMENT

David Rasch, previously sworn, said the Concha building modernist quality is not preserved with one façade. The east and west façade are minimally fenestrated creating the massive two ends in a highly window dominated north and south, and east façade on the interior courtyard. The character defining features on the building are not just the fenestrated façades, they are east and west as well. They are significantly different and give a different quality of the building. If the north façade were mimicked on the west and east façade, the building would be very different.

Chair Rios asked if he was indicating the west should be included. She said staff indicated north and west and the yard wall.

Mr. Rasch said he would designate east and north of the main building, but he didn’t know about the interior courtyard. Either east or west of the massing is character defining of the building, it is not just fenestrations.

Ms. Lamboy confirmed Mr. Rasch referenced the east elevation left of the flagpole.

Mr. Eddy, previously sworn, said he agreed with Mr. Rasch.

MOTION: In 2023-006709-HDRB, 130 South Capitol Street, Member Guida said the motion has been reopened to designate the following primary elevations: the north elevation, finding that it adequately conveys the shifted massing and fenestration and the entry of the building; the west courtyard facing elevation because of its design features and relationship to the designed courtyard, and the entirety of the courtyard enclosed yard wall.

Member Bienvenu asked if Member Guida had deliberately not included the east elevation.

Member Guida said the east elevation is unremarkable. The west elevation has vertical elements, and the courtyard entry is a defining characteristic of the building. He thought given the restrictions working within, or near, primary façades, they should be able to maintain the massing and all of the character defining features of the building with the façades as designated.

Member Bienvenu seconded the motion.

VOTE: The motion passed by (3-1) roll call vote with Members, Berkley, Bienvenu and Guida voting in favor and Member Aguilar Medrano voting against.

1. **2023-006708-HDRB. 128 S. Capitol St.** Downtown & Eastside Historic District. Non-Contributing. JenkinsGavin, Inc., agent for the State of New Mexico, owner, requests a historic building status review.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida moved to reopen the case to clarify the yard walls as noncontributing. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

Ms. Lamboy said on the yard wall shown in front of the building, it stands alone and does not contribute to the character of the district, and she isn't sure when the wall was built. The primary property was built in 1961 and finished in 1969 and may be historic, but staff recommends designation as noncontributing.

Ms. Jenkins said her records indicate the wall was [built] around 1981.

Ms. Lamboy said the cut-out in the yard wall indicates a traffic triangle for site which was not used prior to 1980, so it is consistent that it is a newer addition.

PUBLIC COMMENT

Ms. Beninato said it should not be contributing, but she wondered what would be visible to the public if removed.

MOTION: In 2023-006708-HDRB, 128 South Capitol Street, Member Guida said adding to the Board's previous designation of the building as noncontributing, he moved to designate the yard wall of the property as noncontributing as well. Member Aguilar Medrano seconded the motion.

VOTE: The motion passed by (4-0) roll call vote with Members Bienvenu, Guida, Aguilar Medrano and Berkley voting in favor and none voting against.

I. DISCUSSION ITEMS

None

J. MATTERS FROM THE BOARD

None

K. NEXT MEETING: Tuesday, May 23, 2023

L. ADJOURNMENT

MOTION: Member Guida moved to adjourn the meeting at 8:20 pm. The motion was seconded by Member Aguilar Medrano.

VOTE: The motion passed by (4-0) roll call vote with Members, Berkley, Bienvenu, Guida and Aguilar Medrano

Submitted by:

Melissa D Byers

Melissa Byers, Stenographer
For Byers Organizational Support Services

Approved by:

Cecilia Rios, Chair

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: **12/7/2023**

TO: Gary Moquino,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE/AMENDED
130 South Capitol Street
128 South Capitol Street

BACKGROUND & SUMMARY

Site visit on Dec. 6th, 2023, at the above-mentioned address regarding the condition of the structures. The exterior walls are CMU block and the roofs are of wood framing with a built up roofing system.

The existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with, in consideration to the age of the components within the structure, would need extensive work. The electrical, plumbing, and mechanical systems within the structures would need extensive work in order provide a safe and sound structure.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

JENKINSGAVIN
LAND USE | PROJECT MANAGEMENT

October 16, 2023
(Revised December 21, 2023)

Heather Lamboy, Assistant Director
Planning and Land Use Department
City of Santa Fe
200 Lincoln Avenue
Santa Fe, NM 87501

RE: State of NM Executive Office Building Project – Application to Demolish Existing Structures at 414 Don Gaspar Avenue

Dear Heather,

This letter is submitted on behalf of the State of New Mexico ("Applicant") in application to the Historic Districts Review Board ("HDRB") for demolition of all existing structures located at 414 Don Gaspar Avenue (casita only). As requested by staff and required by code, exceptions are requested to demolish those buildings that have been designated as Contributing to the Downtown and Eastside Historic District, per the decision of the HDRB at their hearing of May 9, 2023.

The subject property is ±2.4901 acres and is referred to as Tract B on the replat of Kings Official Map Block 110, as recorded in the records of Santa Fe County in Book 722, Page 1-2 (see attached Lot of Record Plat). The property spans the north half of the block between Galisteo Street and Don Gaspar Avenue, bound on the north by South Capitol Street and on the south by Tract A which comprises the Capitol Parking Garage parcel. Across Don Gaspar Avenue to the east is the New Mexico State Capitol Building (the Roundhouse, built in 1966). Across South Capitol Street to the north is the Bataan Memorial Building, which was formerly the New Mexico Territorial Capitol Building (originally constructed in 1900 and substantially modified in 1950). To the northwest on Galisteo Street is the Villagra Building (built in 1934 and designed by John Gaw Meem). Directly to the west across Galisteo Street are parking lots and remnant residential homes, now used as offices. (See attached New Mexico Main Capitol Campus Map and Project Site Plan.)

Background

In 2012, in anticipation of a proposal to construct the State of New Mexico Executive Office Building (NMEOB), the HDRB requested an historic status review of the structures on the subject property. At that time, the HDRB assigned historic status designations for all structures, and no further action was taken by the State or the City on the project. In 2023, the State resumed work on the project, requesting a new historic status review of all structures on the

subject property at the direction of City staff. Historic status was re-assessed by the HDRB on May 9, 2023, and status designations are summarized below:

Address	**Structure**	**Date of Construction**	**Historic Status**	**Primary Façade(s)**
128 South Capitol St.	Motor Pool Building	c. 1966-1969	Non-Contributing	N/A
	Garage	c. 1970-1981	Non-Contributing	N/A
	Yard Wall	c. 1970-1981	Non-Contributing	N/A
130 South Capitol St.	Concha Ortiz y Pino Building	1961	Contributing	North façade with entry + West façade with courtyard wall
402 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + North
	Garage	c. 1930	Contributing	East
406 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
410 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South
	Garage	c. 1930	Contributing	East
414 Don Gaspar Ave.	Casita	c. 1930	Contributing	East + South

It is the Applicant's understanding that procedures set forth in SFCC §14-5.2(M) and 3-22-6 NMSA 1978 will govern the review process and that the approval criteria set forth in SFCC §14-3.14 apply to the proposed demolition applications on the subject property.

Historical Summaries by Building

To document the history of each of the buildings on the subject property, HCPI forms were submitted with the historic status review application and are attached hereto for reference. Below are summary statements of the history of each of the buildings for which demolition is proposed.

414 Don Gaspar Avenue: Constructed in approximately 1930 in the Territorial Revival style as a residential. The stuccoed pen-tile residence is a single-story bungalow with brick coping that is now occupied as an office.

Existing Conditions

As reflected in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and by State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at the subject properties is poor (see

attached Structural Inspection Reports). Code officials for the City and the State have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

In 2021, the State of New Mexico conducted a long-range strategic space master planning effort and evaluated the potential costs associated with renovating the existing casitas on Don Gaspar and the Concha Ortiz y Pino Building, such that they would meet building code and life-safety standards. A comprehensive condition assessment was conducted of state-owned office spaces on the subject property, along with associated cost estimations of performing necessary renovations. For the Concha Ortiz y Pino building, costs of renovating and bringing the building into code compliance were estimated at $6,984,611 in 2021. Accounting for construction escalation since that time, renovation costs for the Concha Ortiz y Pino Building are presently estimated to be approximately $8,200,000. For the "Don Gaspar Casitas" and associated garages, costs of renovating and bringing the structures into code compliance were estimated at $1,845,439 in 2021. Accounting for construction escalation since that time, renovation costs for the "Don Gaspar Casitas" and associated garages are presently estimated to be approximately $2,655,500. In total, the overall cost of renovating existing structures on the subject property to meet current building code is estimated to be approximately $10,855,500.

Conceptual Design of Executive Office Building

The State of New Mexico's planned executive office building (NMEOB) will house the consolidation of various departments into a single building on the subject property located within the Capitol Complex. The project is being designed as a multi-story building of approximately 160,000-190,000 gross square feet, inclusive of below-grade parking for over 700 cars.

Pedestrian circulation was a critical factor in site design, taking into account multiple buildings in the surrounding area that are important for pedestrian connection – primarily the New Mexico State Capitol to the east, the Bataan Memorial Building and adjacent annexes to the north, and the Villagra Building to the west. Consideration for plazas, pathways, portales, and intuitive wayfinding have been woven into the plan. The main entrance to the building is planned to face the primary street of South Capitol Street, just as the Concha Ortiz y Pino Building is presently oriented. Parking is planned to be below grade, and the entrance to the parking is planned on the west, adjacent to the entrance/exit of the public parking garage to the south on Galisteo. Understanding the vehicular flow and one-way traffic for the site, it was logical to plan for the vehicular access to be located at the southwest corner of the site. This reduces additional traffic in the area by removing cars sooner and helping improve pedestrian movements on the northern part of the site.

A pedestrian alley has been provided to the south between the proposed building and the parking garage, which will also allow for east-west movement between the structures and allow for easy access to the State Capitol Building to the east. A secondary entrance to the NMEOB is aligned with the vertical circulation core of the existing garage, so users exiting the parking garage can easily access the new building. If security allows, persons could also pass through the lobby on

the first floor and proceed through the building to access other buildings like the Bataan Memorial Building.

The design of the NMEOB reflects the City's design standards, as provided in SFCC §14-5.2(M)(3) and the character of adjacent state buildings in the Territorial Revival style. The goal is to achieve harmony with other buildings with the use of similar materials, color, proportions, and details. Strategies also include shaping the buildings to reduce the scale, with the use of stepped parapets and setbacks in the façade to break up the overall massing. The exterior material is stucco of different colors, and where a cornice is present in the design, it will be of brick or stucco. The window pattern is primarily a set of punched windows with some inset to help with shading and to reference the character of historic adobe buildings in the vicinity. A portal is used on the north and west facades to aid in pedestrian circulation to and from the State Capitol Building. A portico ("portal") is used to help denote the primary entry and is located as part of the public plaza on the north face of the building.

Careful considerations were given to the alignment of the NMEOB's edges with those of adjacent structures to preserve the continuity of the streetscape pattern. In addition, the northeast corner of the building is set back to protect the view corridor of the State Capitol from the historic Villagra Building. The site slopes from east to west and has a fall of approximately 11 feet, with the lower end towards the west. To have a single unified floor the high side as the datum point was selected. The result is a building with stepped massing that transitions at the public entry plaza, roughly midway across the site from east to west. The lower level is partially below grade and exposed on the north and west sides. This results in a shorter building element that can be closer to the street helping with an improved building massing and a better street edge. Building setbacks and heights balance the zoning and historic overlay requirements with the scale of other state buildings within the immediate vicinity. The building is no higher than 57'-0" at the highest point of the street and the setbacks respect the Business Capital District zoning standards of the State Capitol subdistrict. By way of comparison, the State Capitol Building is approximately 63' tall and the Bataan Memorial Building is approximately 104' tall at their respective highest points.

Demolition Approval Criteria

The approval criteria for demolition of a structure in the historic districts are provided in §14-3.14(G)(1) and are addressed below:

In determining whether a request for demolition in a historic district should be approved or denied, the HDRB shall consider the following:

(a) Whether the structure is of historical importance;

Applicant Response: The 1983 *Don Gaspar Architectural Historic Survey* describes the unique attributes of the area south of the State Capitol Building, which is notable as an early twentieth century residential subdivision reflecting a unique blend of Anglo-American house forms with traditional Santa Fe design elements, developed predominantly between the 1890s and the 1940s.

The study establishes that bungalows such as the "Don Gaspar Casitas" on the subject property are common in the Don Gaspar Area Historic District and are reflective of the pattern of development that was typical in this neighborhood in the early decades of the twentieth century. This stands in sharp contrast to the development pattern of the Downtown and Eastside Historic District, which is characterized by a semi-rural pattern of incremental residential development that evolved over four centuries, spanning the Spanish, Mexican, Territorial, and American periods and their associated architectural styles and forms. The structures at 402, 406, 410, and 414 Don Gaspar Avenue do not maintain the character of the historic district in which they are situated but rather relate more to the adjacent historic district to the south. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

(b) Whether the structure for which demolition is requested is an essential part of a unique street section or block front and whether this street section or block front will be reestablished by a proposed structure; and

Applicant Response: The "Don Gaspar Casitas" are situated within a streetscape dominated by large institutional structures, including the Bataan Memorial Building and the State Capitol Building (the Roundhouse). These structures are reflective of the Capitol Complex Historic Neighborhood that took shape between the expansion of the State Capitol Building (now the Bataan Memorial Building) in 1922, the construction of the NM Public Welfare Building (now the Villagra Building) in 1934 and the Supreme Court Building in 1937, and the extensive expansion of the Capitol campus in the 1950s and 1960s with construction of numerous state office buildings, a new State Capitol Building, and renovation of antecedent government buildings in the Territorial Revival style. This character will be will be re-established with the construction of the New Mexico Executive Office Building, for which a design narrative and conceptual plans have been provided.

(c) The state of repair and structural stability of the structure under consideration.

Applicant Response: As stated in the structural inspection reports provided by City of Santa Fe Building Official Bobby Padilla and State of New Mexico Construction Industries Division Bureau Chief Martin Romero, the existing condition of the buildings at 402, 406, 410, and 414 Don Gaspar is poor. Both code officials have determined that due to the poor condition of the structures, it would be extremely difficult to bring the structures into compliance with energy conservation, electrical and plumbing codes, and demolition has been recommended.

Exception to SFCC §14-5.2(M)(3)(b)

Because the proposed demolition of structure at 414 Don Gaspar Avenue will inherently cause that structure to lose their Contributing historic status, staff have determined that exceptions are required to SFCC §14-5.2(M)(3)(b), which states the following:

State capital outlay projects that involve contributing, significant or landmark structures shall

be undertaken in such a manner as to preserve the status of the structure and in accordance with the standards for alteration or additions to contributing, significant or landmark buildings as set forth in Section 14-5.2. Historic materials and architectural features and spaces that embody the status shall be preserved. A proposed alteration or addition shall not cause the structure to lose its status.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: The demolition of the "Don Gaspar Casitas" will not damage the character of the Downtown and Eastside Historic District, as the character of these structures relates more to the character of the Don Gaspar Area Historic District than to the character of the district in which they are situated. Furthermore, the character of the streetscape and surrounding Capitol Complex Historic Neighborhood will be strengthened by the construction of the NMEOB, which continues the historic development and expansion of the Capitol Complex. That said, the design team proposes to incorporate "ghost lines" of the footprint of the casitas into the hardscape at the east/northeast portion of the plaza space of the NMEOB, paying homage to the historic casitas in an effort to mitigate the impact of their demolition.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to bring the existing buildings into code compliance is excessive and will not achieve the desired program and space required to house state offices.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Exception to SFCC §14-5.2(M)(4)(b)

Staff have also determined that an exception is required to SFCC §14-5.2(M)(4)(b), which reads as follows:

The minimum maintenance requirements for historic or landmark structures set forth in 14-5.2(B) shall be met.

The criteria for an exception as outlined in SFCC 14-5.2(C)(5)(b) are addressed below:

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

Applicant Response: To-date, the structure at 414 Don Gaspar Avenue has been maintained by the Applicant to a degree that was fiscally responsible and structurally feasible, such that it is presently being occupied and operational. Future maintenance of the existing structure will be unnecessary, as demolition is the subject of this application. Further, the proposed demolition of the "Don Gaspar Casitas" and associated garages will not damage the character of the district, as the character of immediate streetscape and Capitol Complex will be re-established with the construction of the NMEOB. The new structure will be much less expensive to maintain and will become a valuable improvement to the district.

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

Applicant Response: The proposed demolition is required to prevent a hardship to the State of New Mexico in that the cost to renovate the existing buildings and bring them into code compliance is excessive and will not achieve the desired program and space required to house state offices. Furthermore, to have already performed such renovations would have been fiscally irresponsible in light of the Applicant's intent to construct a new office building to meet programmatic needs for the site. The building has been minimally maintained such that it is presently occupied and operational.

(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 demolition will make way for the construction of a new state building, which will serve to continue the 20th century pattern of expanding the campus of state buildings and furthering institutional applications of Territorial Revival style within this context. In this sense, the demolition will allow for the State of New Mexico to fully realize the design potential of the subject property, and the design of the NMEOB will conform to historic development patterns and stylistic expression. In developing the conceptual design of the NMEOB, the design team considered several options, including renovating the existing buildings or creating smaller building volumes in various configurations; however, the design option that has been selected serves the programmatic needs of the State while also achieving harmony of scale and style with the other buildings within the Capitol Complex.

Please let me know if you have any questions or require any additional information.

Sincerely,

Lisa Gavioli

Lisa Gavioli, Senior Project Manager

Attachments:

1) HDRB Application Form
2) Owner Authorization Letter
3) HCPI Forms – 402, 406, 410 & 414 Don Gaspar Avenue
4) Photos – 414 Don Gaspar Avenue
5) Structural Inspection Reports – 402, 406, 410 & 414 Don Gaspar Avenue
6) Main Capitol Campus Map & Project Site Plan
7) Plans – 414 Don Gaspar Avenue
8) Long-Range Strategic Space Master Plan, 2021 – Excerpts
9) NMEOB Conceptual Design Package

March 16, 2023

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

RE: **128 & 130 S. Capitol Street and 402, 406, 410 & 414 Don Gaspar Avenue**

To Whom It May Concern:

This letter shall serve as authorization for JenkinsGavin, Inc. to act on our behalf with respect to the referenced properties regarding land use applications to be submitted to the City of Santa Fe.

Thank you.

Sincerely,

State of New Mexico
General Services Department
Facilities Management Division

By: _____ 3/20/23
Date

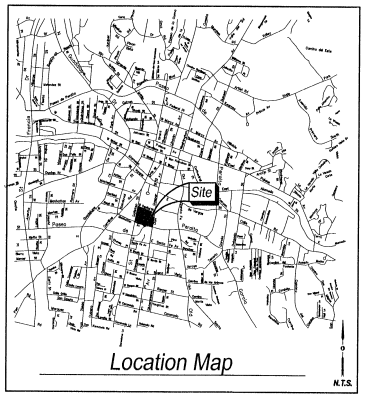
Anna Silva
Print Name

State of New Mexico)
) ss
County of Santa Fe)

The foregoing instrument was acknowledged before me this 20TH day of MARCH, 2023 by ANNA SILVA.

Maureen Lynn Nash
Notary Public

STATE OF NEW MEXICO
NOTARY PUBLIC
MAUREEN LYNN NASH
Commission Number 1095544
My Commission Expires April 24, 2026



Zoning Data

ZONING DESIGNATION = RCD STA.

Access Note

INGRESS AND EGRESS TO THE PREMISES IS PROVIDED BY SOUTH CAPITOL STREET, DON GASPER AVENUE, PASEO DE PERALTA, WEST MANHATTAN AVENUE AND GALISTEO STREET THE SAME BEING PAVED AND DEDICATED RIGHTS OF WAY MAINTAINED BY THE CITY OF SANTA FE PUBLIC WORKS DEPARTMENT.

Notes

1. EACH TRACT SHALL BE SERVED BY SEPARATE SEWER AND WATER SERVICE AT THE TIME OF DEVELOPMENT.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 1987 AND SUBSEQUENT AMENDMENTS.
3. 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 1987 AND SUBSEQUENT AMENDMENTS.
4. BUILDABLE AREAS FOR PLATTED PARCELS 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.
5. DEVELOPMENT OF THESE TRACTS REQUIRE APPROVAL BY THE PLANNING COMMISSION PRIOR TO ISSUANCE OF BUILDING PERMIT.
6. THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 350490C0412 D, WHICH BEARS AN EFFECTIVE DATE 6/17/2008
7. UPC NO.'S 1-054-099-178-001, 1-054-099-167-002, 1-054-099-153-002, 1-054-099-138-004, 1-054-099-135-010, 1-054-099-140-016, 1-054-099-140-027, 1-054-099-144-023,1-054-099-151-022, 1-054-099-156-017, 1-054-099-103-017, 1-054-099-166-016 AND 1-054-099-172-015.

Dedication/Affidavit

KNOW ALL MEN BY THESE PRESENTS: THAT THE FOREGOING DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND IS LYING AND BEING SITUATE WITHIN PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, N.M.P.M., CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO.

ALL THAT APPEARS ON THIS PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR.

PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT
STATE OF NEW MEXICO

BY: _____
BILL TAYLOR
ITS: DIRECTOR

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE 2nd DAY OF August, 2010, BY BILL TAYLOR, DIRECTOR, PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NEW MEXICO.

BY _____ MY COMMISSION EXPIRES: 03-17-2012
NOTARY PUBLIC

Legal Description

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.
WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N45°25'26"E, A DISTANCE OF 3,426.54 FEET;

BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET AND THE WEST RIGHT OF WAY LINE DON GASPAR AVENUE, MARKED BY A FOUND REBAR WITH ALUMINUM CAP FROM WHENCE A TIE TO U.S.C. AND G.S. MONUMENT "FORT MARCY" BEARS N 45°25'26" E, A DISTANCE OF 3,426.545 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE FOR THE NEXT SIX CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°41'14" E, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°32'25" W, A DISTANCE OF 74.93 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF DON GASPAR AVENUE AND THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE, N 77°27'36" W, ALONG NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA A DISTANCE OF 81.06 FEET TO A NON TANGENT CURVE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET, TO AN ANGLE LYING AND THE INTERSECTION OF PASEO DE PERALTA AND WEST MANHATTAN AVENUE POINT MARKED BY SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 76°57'52" W ALONG THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993"

THENCE CONTINUING ALONG SAID NORTH RIGHT OF WAY LINE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE NORTH RIGHTOF WAY LINE OF WEST MANHATTAN AVENUE AND TH EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID NORTH RIGHT OF WAY LINE N 09°47'51" W ALONG THE EAST RIGHT OF WAY LINE OF GALISTEO STREET, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE, N 13°09'17" E, A DISTANCE OF 388.49 FEET TO THE NORTHEAST CORNER OF DESCRIBED TRACT LYING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF GALISTEO STREET AND THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE, S 70°46'06" E ALONG THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THE POINT OF BEGINNING, CONTAINING 4.5295 ACRES (195,307 SQUARE FEET), MORE OR LESS, NOW COMPRISING TRACTS A AND B, BLOCK 110 KINGS OFFICIAL MAP OF THE CITY OF SANTA FE.

Legal Description

Tract A

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK B, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

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BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

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THENCE FROM SAID POINT OF BEGINNING, ALONG SAID WEST RIGHT OF WAY LINE S 09°32'25" W, A DISTANCE OF 74.93 FEET;

THENCE CONTINUING ALONG SAID WEST RIGHT OF WAY LINE S 09°52'21" W, A DISTANCE OF 81.14 FEET TO THE SOUTHEAST CORNER OF DESCRIBED TRACT LYING ON THE NORTH RIGHT OF WAY LINE OF PASEO DE PERALTA MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE N 77°27'36" W, A DISTANCE OF 81.06 FEET TO A POINT OF CURVATURE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 269.19 FEET, AN ARC LENGTH OF 117.15 FEET, A DELTA ANGLE OF 24°56'03", A CHORD BEARING OF N 89°19'20" W, AND A CHORD LENGTH OF 116.23 FEET TO AN ANGLE POINT LYING ON THE NORTH RIGHT OF WAY LINE OF WEST MANHATTAN AVENUE MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID NORTH RIGHT OF WAY LINE FOR THE NEXT THREE CALLS, N 76°57'52" W, A DISTANCE OF 29.34 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°22'13" W, A DISTANCE OF 177.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 73°50'14" W, A DISTANCE OF 123.60 FEET TO AN ANGLE POINT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE MARKED BY A N 09°47'51" W, A DISTANCE OF 19.60 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 13°09'17" E, A DISTANCE OF 150.02 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID EAST RIGHT OF WAY LINE S 77°05'18" E, A DISTANCE OF 250.16 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 76°32'24" E, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°10'35" E, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 11°03'25" E, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 80°32'35" E, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 74°18'35" E, A DISTANCE OF 17.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2.0394 ACRES (88836 SQUARE FEET), MORE OR LESS.

SEE SHEET 2 FOR TRACT B LEGAL DESCRIPTION

INDEXING INFORMATION FOR COUNTY CLERK
OWNER STATE OF NEW MEXICO
SECTION 24, TOWNSHIP 17 N, RANGE 9 E,
SUBDIVISION KINGS OFFICIAL MAP

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD ON THIS 12th DAY OF September A.D. 2010, AT 2:42 O'CLOCK PM, AND WAS DULY RECORDED IN BOOK 722 PAGE 1-2 OF THE RECORDS OF SANTA FE COUNTY.
inst #1610585
WITNESS MY HAND AND SEAL OF OFFICE
VALERIE ESPINOZA
COUNTY CLERK, SANTA FE COUNTY, NM
_____ DEPUTY

Plat of 722001

Tracts A and B, Block 110 Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13 together with Portions of lots 4, 12, 14 and 16 and Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of Lots 2, 3 and 15 into Tract A.

Disclosure Statement

THE PURPOSE OF THIS PLAT IS TO REPLAT THE EXISTING SEVETEEN LOTS INTO TWO NEW TRACTS.

_____ 09/10/10
CITY ENGINEER FOR LAND USE DATE

_____ 8.18.10
CITY PLANNER DATE

Franchise Utilities: EASEMENTS ARE HEREBY GRANTED FOR EXISTING UTILITIES.

PNM Disclaimer

IN APPROVING THIS PLAT, PNM ELECTRIC SERVICES AND NEW MEXICO GAS COMPANY DID NOT CONDUCT A TITLE SEARCH OF THE PROPERTIES SHOWN HEREON. CONSEQUENTLY, PNM OR NEW MEXICO GAS COMPANY DO NOT WAIVE NOR RELEASE ANY EASEMENT OR EASEMENT RIGHTS WHICH MAY HAVE BEEN GRANTED BY PRIOR PLAT, REPLAT, OR OTHER DOCUMENT WHICH ARE NOT SHOWN ON THIS PLAT.

Qwest Corporation Disclaimer

THIS PLAT HAS BEEN APPROVED FOR EASEMENT PURPOSES ONLY. THE SIGNING OF THIS PLAT DOES NOT IN ANY WAY GUARANTEE TELEPHONE SERVICE TO THE SUBDIVISION.

Surveyor's Certificate

I, LARRY W. MEDRANO, A LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF NEW MEXICO, HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM FIELD NOTES OF AN ACTUAL SURVEY COMPLETED IN DECEMBER 2009 AND FIELD VERIFIED JULY 2007, MEETING THE MINIMUM REQUIREMENTS FOR MONUMENTATION AND SURVEYS OF THE CITY OF SANTA FE SUBDIVISION ORDINANCE AND OF THE MINIMUM STANDARDS FOR LAND SURVEYS OF THE N.M. STATE BOARD OF LICENSURE FOR ENGINEERS AND SURVEYORS AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT NO ENCROACHMENTS EXIST EXCEPT AS NOTED ABOVE AND THAT ALL IMPROVEMENTS ARE SHOWN IN THIER CORRECT LOCATION RELATIVE TO RECORD BOUNDARIES AS LOCATED.

_____ 09/02/10
LARRY W. MEDRANO DATE
N.M.P.S. No. 11993

LARRY W. MEDRANO NEW MEXICO 11993 REGISTERED PROFESSIONAL SURVEYOR

PRECISION SURVEYS, INC.
OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199
866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P

Plat of

722002

Tracts A, and B Block 110
Kings Official Map of the City of Santa Fe

City of Santa Fe Grant, Projected Section 24, T. 17 N., R. 9 E., N.M.P.M.
Being a Replat of Block 110
City of Santa Fe, Santa Fe County, New Mexico
July 2010

Kings Official Map Block 110
Replat of Consolidation Plat
Consolidation of all of Lots 5 thru 11 and 13
together with Portions of lots 4, 12, 14 and 16 and
Tr. A thru D into Tr. B
Portions of Lots 4, 12, 14 and 16 together with all of
Lots 2, 3 and 15 into Tract A.

Legal Description

Tract B

A TRACT OF LAND LYING AND SITUATE WITHIN THE SANTA FE GRANT, PROJECTED SECTION 24, TOWNSHIP 17 NORTH, RANGE 9 EAST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SANTA FE, SANTA FE COUNTY, NEW MEXICO, COMPRISING OF THE REMAINING PORTION OF LOTS NUMBERED TWO THROUGH EIGHTEEN, INCLUSIVE, IN BLOCK NUMBERED ONE-HUNDRED-TEN, KINGS OFFICIAL MAP OF THE CITY OF SANTA FE, AS THE SAME ARE SHOWN AND DESIGNATED ON SAID PLAT FILED IN THE OFFICE OF THE SANTA FE COUNTY CLERK IN 1912, AND AS FURTHER DESCRIBED BY THE FOLLOWING DOCUMENTS:

LANDS OF THE ESTATE OF FLORENCE S. BARTO (TRACTS A, B, C AND D) BEING A REPLAT OF LOT 1, BLOCK 110, KINGS OFFICIAL MAP OF SANTA FE-FILED DECEMBER 22, 1960 IN BOOK 8, PAGE 176, INSTRUMENT NUMBER 245,383.

WARRANTY DEED: NM ASSOCIATION OF COUNTIES TO STATE OF NM. FILED NOVEMBER 30, 1988, INSTRUMENT NO. 632,672.

WARRANTY DEED: ROBERT E. RUTHERFORD ET AL TO PROPERTY CONTROL DIVISION, GENERAL SERVICES DEPARTMENT, STATE OF NM. FILED AUGUST 25, 1987, INSTRUMENT NO. 589,992.

WARRANTY DEED: NATIONAL EDUCATION ASSOCIATION OF NEW MEXICO, INC. A NEW MEXICO CORPORATION FOR CONSIDERATION PAID GRANT TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO. FILED AUGUST 28, 2003, IN BOOK 2639, PAGE 583.

BOUNDARY SURVEY PLAT: LOTS 7, 8, 9, 12 AND A PORTION OF LOT 13 FILED JULY 30, 2003, BOOK 528-PAGE 023-025.

WARRANTY DEED : WILLIAM RAYMOND PRINCE, A MARRIED MAN AND BRADFORD PRINCE, A MARRIED MAN AND ENDELECIA A. PRINCE , A SINGLE WOMAN TO GENERAL SERVICES DEPARTMENT , STATE OF NEW MEXICO, FILED SEPTEMBER 24, 1999, BOOK 169PAGE 470.

WARRANTY DEED FIRST NATIONAL BANK OF SANTA FE, TRUSTEE OF THE BERT T. COUGHLIN CHARITABLE REMAINDER TRUST DATED AUGUST 7, 2007, GRANTOR, FOR CONSIDERATION PAID, DOES HEREBY QUITCLAIM TO PROPERTY CONTROL DIVISION OF THE GENERAL SERVICES DEPARTMENT OF THE STATE OF NEW MEXICO.

BOUNDARY SURVEY PLAT: BOUNDARY SURVEY PLAT FOR THE STATE OF NEW MEXICO FILED DECEMBER 27, 2007, BOOK 672-55.

SAID TRACT BEING DESCRIBED BY NEW MEXICO STATE PLANE COORDINATE SYSTEM GRID BEARINGS (CENTRAL ZONE-NORTH AMERICAN, DATUM OF1983) AND GROUND DISTANCES (US SURVEY FOOT) AS FOLLOWS: BEGINNING OF THE NORTHEAST CORNER OF DESCRIBED TRACT, LYING ON THE SOUTH RIGHT OF WAY LINE OF SOUTH CAPITOL STREET, MARKED BY A FOUND REBAR WITH YELLOW PLASTIC CAP "PS 5293," FROM WHENCE A TIE TO UNITED STATES COAST AND GEODETIC SURVEY MONUMENT "FORT MARCY" BEARS N 45°25'26"E, A DISTANCE OF 3,426.54 FEET;

THENCE FROM SAID POINT OF BEGINNING, ALONG THE WEST RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 09°27'40" W, A DISTANCE OF 50.34 FEET TO AN ANGLE POINT MARKED BY A FOUND IRON PIPE WITH TAG "PS 11161"

THENCE S 09°32'27" W, A DISTANCE OF 42.40 FEET TO AN ANGLE POINT MARKED BY A FOUND REBAR WITH ALUMINUM CAP;

THENCE S 09°41'14" W, A DISTANCE OF 42.37 FEET TO AN ANGLE POINT MARKED BY A FOUND
NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11164";

THENCE S 09°33'25" W, A DISTANCE OF 42.97 FEET TO THE SOUTHWEST CORNER MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE LEAVING SAID WEST RIGHT OF WAY LINE N 74°18'35" W, A DISTANCE OF 17.00 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°32'35" W, A DISTANCE OF 47.80 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE S 11°03'25" W, A DISTANCE OF 2.10 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 80°10'35" W, A DISTANCE OF 22.50 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 76°32'24" W, A DISTANCE OF 185.95 FEET TO AN ANGLE POINT MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE N 77°05'18" W, A DISTANCE OF 250.16 FEET TO THE SOUTHWEST CORNER OF DESCRIBED TRACT LYING ON THE EAST RIGHT OF WAY LINE OF GALISTEO STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID EAST RIGHT OF WAY LINE N 13°09'17" E, A DISTANCE OF 238.47 FEET TO THE NORTHWEST CORNER OF DESCRIBED TRACT LYING ON THE SOUTH RIGHT OF WAY LINE SOUTH CAPITOL STREET MARKED BY A SET NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993";

THENCE ALONG SAID SOUTH RIGHT OF WAY LINE FOR THE NEXT FOUR CALLS S 70°46'06" E, A DISTANCE OF 76.18 FEET TO AN ANGLE POINT MARKED BY A FOUND CHISELED "X"

THENCE S 70°38'14" E, A DISTANCE OF 180.05 FEET TO AN ANGLE POINT MARKED BY A FOUND PK NAIL WITH WASHER "PS 11184";

THENCE S 70°47'11" E, A DISTANCE OF 102.01 FEET TO AN ANGLE POINT MARKED BY A FOUND NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 5293";

THENCE S 70°45'02" E, A DISTANCE OF 156.69 FEET TO THE POINT OF BEGINNING, CONTAINING 2.4901 ACRES (108,471 SQUARE FEET), MORE OR LESS.

Curve Table

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	TANGENT	CHORD BEARING	CHORD LENGTH
C1	269.19'	117.15'	24°56'03"	59.52'	N 89°19'20" W	116.23'

Line Table

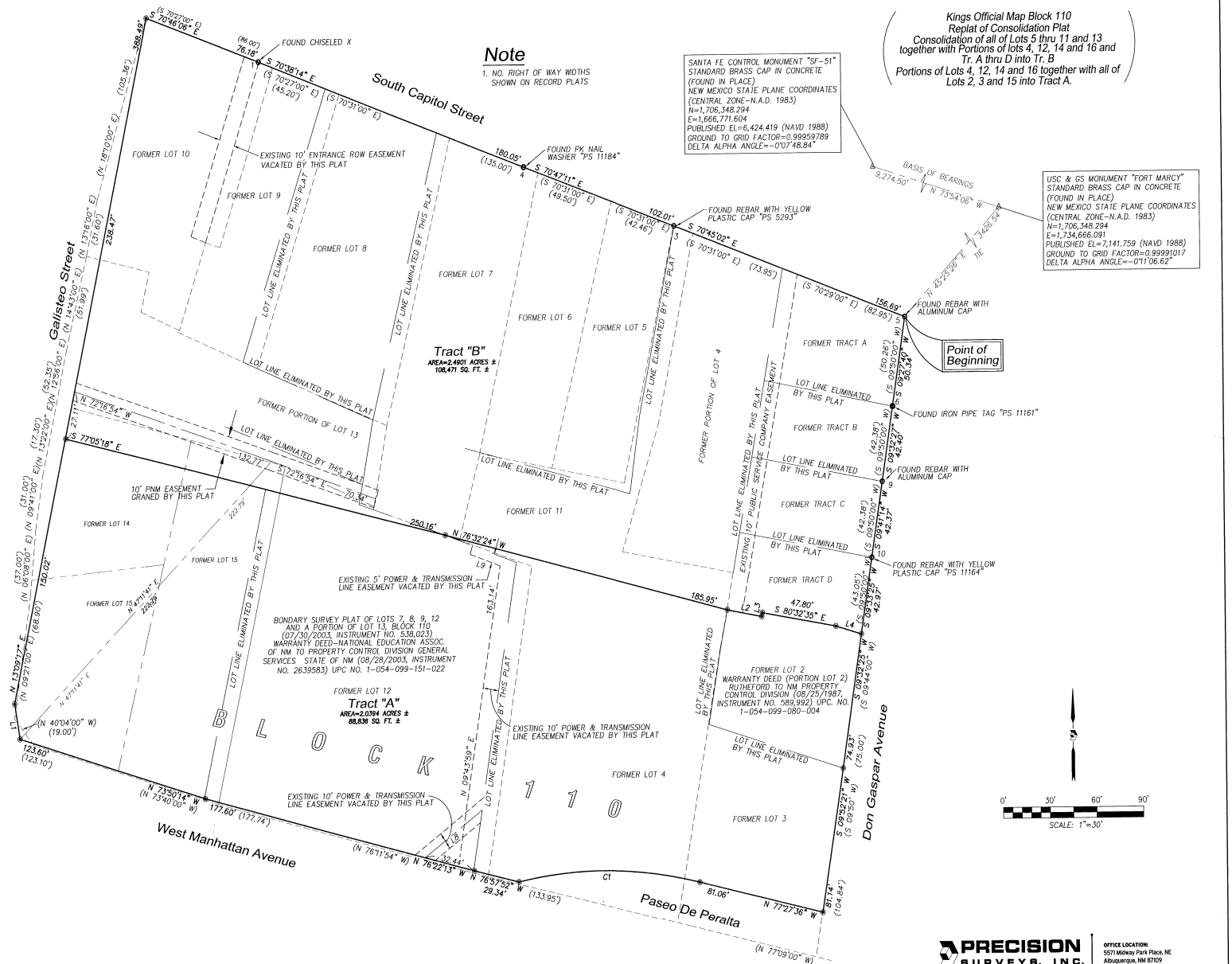
LINE	BEARING	DISTANCE
L1	N 09°47'51" W	19.60'
L2	S 80°10'35" E	22.50'
L3	N 11°03'25" E	2.10'
L4	S 74°18'35" E	17.00'

Note

1. NO. RIGHT OF WAY WIDTHS SHOWN ON RECORD PLATS

SANTA FE CONTROL MONUMENT "SF-51"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,666,771.604
PUBLISHED EL=6,424.419 (NAVD 1988)
GROUND TO GRID FACTOR=0.99959789
DELTA ALPHA ANGLE=-0°07'48.84"

USC & GS MONUMENT "FORT MARCY"
STANDARD BRASS CAP IN CONCRETE
(FOUND IN PLACE)
NEW MEXICO STATE PLANE COORDINATES
(CENTRAL ZONE-N.A.D. 1983)
N=1,706,348.294
E=1,734,666.091
PUBLISHED EL=7,141.759 (NAVD 1988)
GROUND TO GRID FACTOR=0.99991017
DELTA ALPHA ANGLE=-0°11'06.62"



Legend

N 90°00'00" E	MEASURED BEARING AND DISTANCES
(N 90°00'00" E)	RECORD BEARINGS AND DISTANCES
o	FOUND AND USED MONUMENT AS DESIGNATED
◉	DENOTES NO. 4 REBAR WITH YELLOW PLASTIC CAP "PS 11993" SET THIS SURVEY
△	FOUND ALUMINUM SANTA FE CONTROL MONUMENT AS DESIGNATED

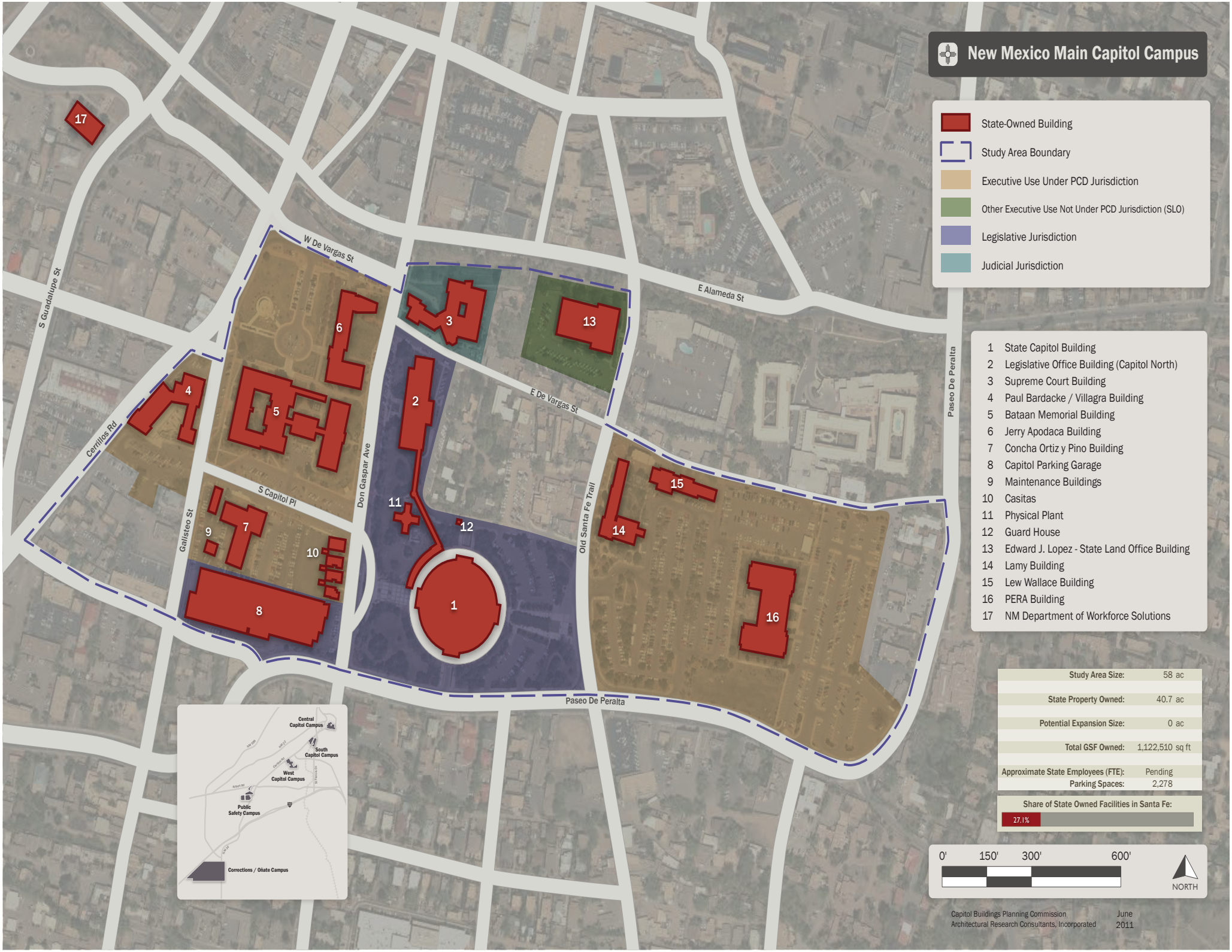
PRECISION SURVEYS, INC.

OFFICE LOCATION:
5571 Midway Park Place, NE
Albuquerque, NM 87109

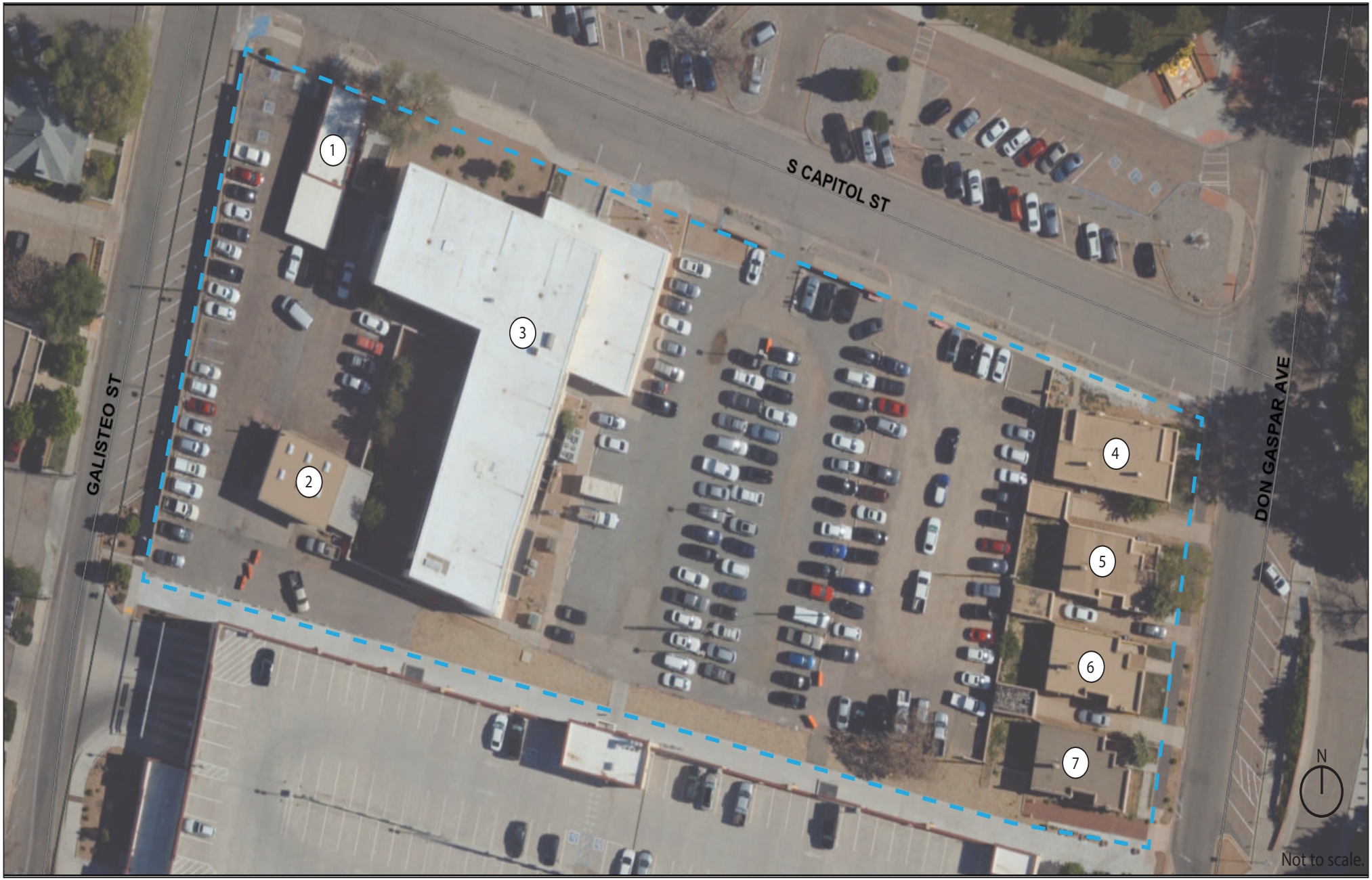
MAILING ADDRESS:
PO Box 90636
Albuquerque, NM 87199

866.442.8011 TOLL FREE
505.856.5700 PHONE
505.856.7900 FAX

095755P


New Mexico Main Capitol Campus
State-Owned Building
Study Area Boundary
Executive Use Under PCD Jurisdiction
Other Executive Use Not Under PCD Jurisdiction (SLO)
Legislative Jurisdiction
Judicial Jurisdiction
1 State Capitol Building
2 Legislative Office Building (Capitol North)
3 Supreme Court Building
4 Paul Bardacke / Villagra Building
5 Bataan Memorial Building
6 Jerry Apodaca Building
7 Concha Ortiz y Pino Building
8 Capitol Parking Garage
9 Maintenance Buildings
10 Casitas
11 Physical Plant
12 Guard House
13 Edward J. Lopez - State Land Office Building
14 Lamy Building
15 Lew Wallace Building
16 PERA Building
17 NM Department of Workforce Solutions
W De Vargas St
E Alameda St
E De Vargas St
S Guadalupe St
Cerrillos Rd
Don Gaspar Ave
S Capitol Pl
Galisteo St
Old Santa Fe Trail
Paseo De Peralta
Central Capitol Campus
South Capitol Campus
West Capitol Campus
Public Safety Campus
Corrections / Oñate Campus
Study Area Size: 58 ac
State Property Owned: 40.7 ac
Potential Expansion Size: 0 ac
Total GSF Owned: 1,122,510 sq ft
Approximate State Employees (FTE): Pending
Parking Spaces: 2,278
Share of State Owned Facilities in Santa Fe:
27.1%
0' 150' 300' 600'
NORTH
Capitol Buildings Planning Commission
Architectural Research Consultants, Incorporated
June 2011

State of New Mexico Executive Office Building Project
Existing Buildings Site Plan



Site Boundary

BUILDING KEY:

1 Motor Pool Building
128 S. Capitol Street

2 Maintenance / Garage
128 S. Capitol Street

3 Concha Ortiz y Pino Building
130 S. Capitol Street

4 "Don Gaspar Casitas"
5 402 Don Gaspar Avenue (casita & garage)
5 406 Don Gaspar Avenue (casita & garage)
6 410 Don Gaspar Avenue (casita & garage)
7 414 Don Gaspar Avenue (casita only)

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Appendix B.3:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

July 2021

Architectural Research Consultants, Incorporated

Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00018 · Concha Ortiz y Pino Building

130 South Capitol Place, Santa Fe, NM
Evaluation Date: 2020-07-23
Evaluator: MV

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	1.14	No/type of parking spaces:	43 general, 3 accessible, dirt and gravel lot
Lat/Long:	35.68286 / -105.94201		

Building Data			
Permanent building area:	31843 GSF	Number of floors:	3
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1960 *	Building age:	60 *
Initial Construction Date:		Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	
Starred (*) year built and facility age numbers are approximates.			

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Two Story	CRV:	$8,661,296
Cost per GSF:	$272.00	FCI Cost:	$1,549,408
FCI Score:	0.179	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for Concha Ortiz y Pino Building

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	234.0	164.0	70.1%
Physical Plant Assessment	367	357.0	282.5	79.1%
Adequacy and Environment	389	252.0	188.0	74.6%
Total	1000	843.0	634.5	75.3%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* The State of New Mexico purchased the building in 2003. Before 2003, the National Education Association of New Mexico owned it.
* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.
* The state completed Capital Improvement Projects (CIP)s for HVAC modifications and a new HVAC distribution system in 2019.
* A CIP to address ADA accessibility is in progress. The construction includes renovating the exterior entrance, sidewalks, and accessible parking.
* A CIP scheduled for winter 2020 to renovate restrooms includes addressing accessibility.
*Over the past year, GSD/FMD has implemented a number of upgrades to state-owned buildings in Santa Fe as part of a comprehensive effort to save energy, reduce energy costs and decrease maintenance and operation (M&O) costs. Implemented in cooperation with a DOE qualified Energy Service Company (ESCO), these upgrades are generally referred to as ESCO projects by GSD/FMD. The ESCO upgrades vary by building, but generally encompass upgrading of all lighting to LED, HVAC equipment and control upgrades, improvements to building envelopes, and installation of low-flow restroom fixtures. At some buildings, the ESCO projects also includes installing rooftop solar panels and/or parking canopies with solar panels to supplement the building's energy demands.

Site Assessment





The Concha Ortiz y Pino Building was built approximately in the late 1950's or early 1960's sits on 1.14 acres on the south side of South Capitol Place between Don Gaspar Avenue and Galisteo Street in downtown Santa Fe, NM. The Bardacke/Villagra Building stands to the northwest, the Bataan Memorial Building to the north, and four casitas across a dirt and gravel parking lot to the east. The State Capitol Parking Facility is to the south and provides 580 spaces. The Concha Ortiz y Pino Building shares an asphalt parking lot to the west with Facilities Management Division Maintenance Office.

Access

Pedestrian access from the State Capitol Parking Facility to Concha Ortiz y Pino is in fair condition. A CIP to address accessibility at the main entrance, front sidewalk, and a portion of the east dirt and gravel parking area is in progress.

Vehicular access to the site is from South Capitol Place. The parking lot to the west and the off-street parking available on South Capitol Place show their age. The dirt and gravel parking lot to the east is approximately 36,700 sf, with unmarked spaces and concrete wheel stops dividing the lot. The parking lots are in poor condition. There are significant parking lot repairs required that are not addressed in this facility condition assessment's evaluation, which focuses on just the building and it's immediate surroundings.

Site Development

A landscaped and paved courtyard along the east side of the building is in poor condition. It has access via exterior stairs from the parking lot and the building's first floor. It contains several small shrubs, three mature pine trees, and a picnic table in poor condition. The courtyard lacks ramp access from both the building and parking lot. The building's front has a xeriscape with a large shade tree to the west.

The overall site slopes downward from east to west. No drainage issues were present at the time of evaluation. However, water stains in the asphalt parking lot showed a lack of positive drainage.

The pedestrian walkway between the rear entrance and the State Capitol Parking Facility is in good condition and appeared recently paved. The walkways along the east of the building and the north main entrance are under construction as part of a CIP to create accessible parking and an accessible front entrance. The remaining sidewalk along South Capitol Place is in poor condition with uneven and deteriorated surfaces. The stairways around the courtyard and west parking have a contrasting nosing; however, they are in poor condition and lack ADA-compliant handrails.

Site Specialties
A dumpster enclosure sits between the Concha Ortiz y Pino Building and the BSD Grounds Services Building. The dumpster enclosure receives service from South Capitol Place. The encloser is in good condition and contains a lockable gate.

Safety/Security
The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall appears to be structurally sound; however, the stucco finish is sun-bleached, cracking, and peeling. The site is accessible to pedestrian traffic at all times. Both the dirt and gravel parking lot and the asphalt parking lot lack adequate lighting. The exterior of the building is also poorly lit. Several employees working in the building reported the dark and poorly lit courtyard and asphalt parking lot as security concerns.

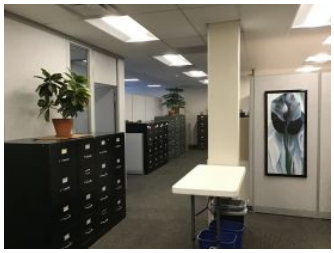
The building has a working fire alarm system. However, it is not fire sprinklered.

The exterior doors are locked and only accessible via keycard access. Staff reports that the exterior doors require keycard access during normal operating circumstances, and only the main entrance remains open to the public during regular hours of operation.

Accessibility Attributes
The building has access from an entrance on each side of the building. Construction on the building's front entrance was in progress during the evaluation to address accessibility issues with the front entrance and accessible parking to the east. The east building entrance lies at the same elevation as the dirt and gravel parking lot. There is an accessible pathway from the east entrance to the State Capitol Parking Facility. One of the west entrances to the building is up several courtyard steps. Neither set of stairs in the courtyard are ADA compliant. The second entrance on the west is via a set of metal stairs that are not ADA compliant. The south entrance is up a small set of steps that lack a compliant handrail. All building entrances lack an accessible ramp to the building.

Building Assessment





The State of New Mexico purchased the Concha Ortiz y Pino Building in 2003. The two-story office building also contains a basement. The New Mexico Office of the State Engineer is in the building. The building was recently re-roofed, and a roof-mounted photovoltaic panel system helps offset electricity consumption.

Exterior

The Concha Ortiz y Pino Building rests on a concrete and masonry foundation in good condition with no cracking or evidence of settlement. The state installed a white, single-ply membrane roof in 2018. The exterior walls are masonry with a stucco finish. The stucco is sun bleached and water damaged, with cracking and peeling. Paint covers several areas due to graffiti. The concrete lintels and sills are in poor condition. The exterior doors and windows have aluminum frames and single-pane glazing. The windows have fixed panes with small screened, operable units below. The windows are not energy efficient. The windows have dated and often damaged horizontal blinds.

Interior

The building's primary public entrance is on the north side of the building. The entrance lacks a vestibule but has an overhead cover from the elements. The lobby is in good condition; however, it has old finishes. The elevator and stairs are across from the entrance. The walls are a beige marble veneer that is clean and well maintained. The floor is a mint green terrazzo in fair condition. The ceiling is a hard lid with a popcorn-textured finish and recessed lighting. All corridors from the lobby require a swipe keycard for access. The stairs lead to an upstairs lobby area.

The flooring is carpet tile throughout the Concha Ortiz y Pino Building corridors and offices. A portion of the first floor recently had its carpet tiles replaced. The rest of the building has carpet tiles in good condition. The lobby's terrazzo is in fair condition. The restrooms have ceramic tile in poor condition with cracked or missing tiles. The basement flooring has sealed and painted concrete and vinyl tile in poor condition. A conference room in the basement has old carpet; however, it is in good condition.

The lobby walls have a beige marble veneer that is cleaned and well maintained. The rest of the building has painted CMU and painted gypsum wallboard. Several offices on the first floor have wood paneling. Floor-to-ceiling cubical partition walls divide office spaces on both floors of the building. The interior doors are typically a metal-framed, solid wood door. There are several instances of sliding doors at cubical partition walls. Basement doors are wood and metal. Door hardware is both knob and lever style. Exterior doors and stairwells have panic hardware or push bar door hardware. The stairwell door to the roof access hatch is missing the push bar style hardware's crossbar.

The lobby ceiling has a hard lid with a popcorn-textured finish. The building's first and second-floor ceilings have a suspended acoustic ceiling tile (ACT) recently replaced during a project to upgrade to LED lighting fixtures. The basement ceilings have ACT, adhered ceiling tiles, and ceilings open to the structure. The ACT tiles are worn, discolored, and missing in places. The adhered ceiling tiles are in poor condition, with missing and damaged tiles. The lighting in the basement is surface-mounted fluorescent lights.

A small breakroom/workroom on the first floor contains a kitchenette that lacks clear knee space below the sink. However, the faucet is compliant. In several places, closet door removals facilitate larger floor space for divided office space areas. Some offices and rooms have wall-mounted signs, while others have

Systems
The building has boilers for heat and a chiller on the exterior of the building's east side. Forced air delivers heating and cooling.

The plumbing system in the building is in fair condition. Water pressure, temperature, and frequent maintenance is an issue. The restroom fixtures are dated, the lavatories lack the compliant clear knee height and water waste line protection. The building has a compliant drinking fountain in the main lobby; however, water coolers stand in office space common areas. The building's electrical system operates near compacity with the addition of the surface-mounted wall outlets in divided office spaces. Ceiling light fixtures were recently upgraded from fluorescent to LED light fixtures in corridor and office areas.

Projects to upgrade the lighting, HVAC controls, boiler pumps, window film, building envelope, water conservation, and photovoltaic panel system are part of the building's recent energy conservation measures.

Safety/Security
The building does not have an intrusion alarm. Magnetic door locks with keycard swipe access secure exterior doors and building corridors. Security cameras surveil the site in key locations. The fire alarm system is in place, with pull stations, strobes, and annunciators. The building is not sprinklered.

ADA and Code Compliance
The breakroom/workroom kitchenette countertop is too high to be compliant, and it lacks clear knee space beneath the sink. The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

The building lacks tactile and Braille signage. Only a few tactile and Braille signs hang in the building, and they are mounted incorrectly. The elevator lacks tactile and Braille signage.

The lobby stair treads are compliant with contrasting markings on their nosing; however, the handrails are noncompliant and lack an extension. The building's exterior stairs are in poor condition. Treads have contrasting markings on their nosing, but the concrete is deteriorating and chipping away. The exterior stairs also lack compliant handrails.

There are several protruding objects in the hallway between the main lobby and the Office of the State Engineer, including an emergency defibrillator. The drinking fountain in the lobby is ADA compliant. However, it is a protruding object. Furniture throughout the building's office space often impedes a clear travel path.

Adequacy and Environment





The Concha Ortiz y Pino Building houses the New Mexico Office of the State Engineer. The office is a combination of traditional and open office spaces. Many of the first floor offices are small and awkward due to the subdivision of larger spaces into smaller individual offices. Various wall systems and finish materials create a hodgepodge of office spaces that are not cohesive.

The second floor is more cohesive regarding materials and finishes, but the offices are small and cramped. Office furniture impedes clear pathways.

Support
The basement has space available for storage. However, the first and second floors have minimal storage space opportunities in support of office functions.

Building Additions/Issues

1. Concha y Ortiz	
Constructed:	
Square Feet:	31843 GSF
Foundation/Slab/Structure:	Masonry
Roof:	Single-ply membrane
Exterior Walls:	Stucco
HVAC:	Gas boilers, chiller, forced air
Fire Protection:	Alarm, no sprinklers

Site Plan



Review Participants

Jeff Phillips, GSD - FMD Campus Operator
Mark Vigil, ARC Facilities Evaluator

New Mexico General Services Department FCA 2020
01-001-00018 · Concha Ortiz y Pino Building
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00018.2001	3.06.A03.1.2.	ADA Compliance - Site Improvements	$52,076	**$66,397**
01-001-00018.2002	3.04.A03.2.2.	ADA Compliance - Restroom Renovations	$658,056	**$881,795**
01-001-00018.2003	3.05.A03.3.2.	ADA Compliance - Tactile and Braille Signage	$14,417	**$19,319**
01-001-00018.2004	4.06.B02.3.	Site Improvements - Landscape	$22,898	**$29,195**
01-001-00018.2005	4.06.B04.3.	Site Improvements - Stucco Wall	$9,615	**$12,259**
01-001-00018.2006	10.05.C01.3.	Exterior Improvements	$403,315	**$540,443**
01-001-00018.2007	2.05.A01.1.	Interior Improvements - Door Hardware	$906	**$1,214**
01-001-00018.2008	4.04.E01.5.	Interior Renovation	$4,052,977	**$5,430,989**
		Total of Project Budgets		**$6,981,611**

Project 01-001-00018.2001 · ADA Compliance - Site Improvements

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	3. **Type 1:** 06. **Type 2:** A03.1.	**P/Class:**	2.



Project Description

Some of the sidewalks around the site are in poor condition. The walkways on the southeast and northeast are pitted and cracked concrete with uneven surfaces and lifted edges. Stairs connecting the west courtyard to the west parking lot do not have ADA-compliant stairs or an access ramp. The stairs exiting on the west are not ADA compliant. The ADA parking stall striping is faded, and none of the access aisles at the ADA parking area have compliant access to a sidewalk. The railing at the south entrance is not compliant.

Replace damaged concrete sidewalks. Install ADA-compliant stairs and a ramp in the courtyard. Install a handrail and replace the open treads at the west building exit. Install handrail extensions and edge protection at the south entrance. Provide compliant access to the sidewalk from access aisles and re-stripe accessible stalls.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Demolish walkway	1.1116	1,000.0	SF	1.00	$3.65	$3,650
2	Install walkways	1.1118	1,000.0	SF	1.00	$15.03	$15,030
3	Install stairs	2.3223	4.0	Riser	1.00	$551.30	$2,205
4	Install handrails	1.1212	16.0	LF	1.00	$73.06	$1,169
5	Replace open stairs	2.3224	7.0	Riser	0.50	$673.97	$2,359
6	Install ramp	1.1219	30.0	LF	1.00	$851.78	$25,553
7	Install handrail extensions	1.1211	2.0	Pair	1.00	$373.75	$748
8	Install edge protection	1.1215	110.0	LF	1.00	$10.35	$1,139
9	Re-stripe accessible parking and access isles	1.1439	5.0	Stall	1.00	$44.67	$223
Maximum Allowable Construction Cost							$52,076
Total Project Cost							**$66,397**

Project 01-001-00018.2002 · ADA Compliance - Restroom Renovations

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	04.	**Type 2:**	A03.2. **P/Class:** 2.



Project Description

The building has no ADA-compliant, multi-stall restrooms. A single-stall restroom in the basement is the only ADA-compliant restroom in the building. The restroom doors on the second floor are too narrow to be compliant. The wall and floor finishes in all multi-stall restrooms are in poor condition with cracked and missing tiles, the terrazzo flooring is in fair condition with some unsightly patched areas. The ceramic tile walls still have visible holes from previous mounting locations of the restroom accessories. The tile counter tops have cracked or missing tiles, the lavatories have compliant faucet hardware but lack water waste line pipe insulation. The partition walls in the restrooms are in poor condition with oxidation at mounting locations and gouges on the surfaces. The restroom stalls have grab bars installed; however, the grab bars are not ADA compliant and lack vertical grab bars. The restrooms also lack the proper clear floor space to accommodate an ADA compliant stall. To achieve proper clear floor space the restrooms will require reconfiguration.

Renovate four multi-stall restrooms to be ADA compliant. Due to the available space in the restrooms renovation may require expanding the restrooms into adjacent office space in order to keep a compliant fixture count.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate multi-stall restrooms	2.1119	1,200.0	SF	1.00	$548.38	$658,056
Maximum Allowable Construction Cost							$658,056
Total Project Cost							**$881,795**

Project 01-001-00018.2003 · ADA Compliance - Tactile and Braille Signage

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	3.	**Type 1:**	05.	**Type 2:** A03.3.	**P/Class:** 2.



Project Description

The buildings lacks ADA-compliant tactile and Braille signage.

Install tactile and Braille signage within the ADA-prescribed reach range.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3617	140.0	EA	1.00	$102.98	$14,417
Maximum Allowable Construction Cost							$14,417
Total Project Cost							**$19,319**

Project 01-001-00018.2004 · Site Improvements - Landscape

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

A landscaped and paved courtyard along the east side of the building is in poor condition.

Install xeric landscaping.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	2,675.0	SF	1.00	$8.56	$22,898
Maximum Allowable Construction Cost							$22,898
Total Project Cost							**$29,195**

Project 01-001-00018.2005 · Site Improvements - Stucco Wall

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	4.	**Type 1:**	06.	**Type 2:** B04.	**P/Class:** 3.



Project Description

The site has a concrete masonry unit (CMU) wall with stucco finish along Galisteo Street. The wall is structurally sound. However, the stucco finish is sun bleached, cracking, and peeling.

Re-stucco the CMU wall.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Re-stucco CMU wall	2.2321	1,500.0	SF	1.00	$6.41	$9,615
Maximum Allowable Construction Cost							$9,615
Total Project Cost							**$12,259**

Project 01-001-00018.2006 · Exterior Improvements

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	10.	**Type 1:**	05.	**Type 2:** C01.	**P/Class:** 3.



Project Description

The exterior walls are masonry with a stucco finish. The stucco is sun bleached with spalling around windows and at the base of the building. Paint covers several areas due to graffiti. The exterior doors and windows have aluminum frames and single glazing. The windows have fixed panes with a small screened operable window below. The windows are not energy efficient.

Replace all single-pane glass windows, and doors with thermally-broken doors and windows, with insulated glass units. Repair the stucco and color coat the building.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace storefront doors	2.2130	7.0	EA	1.00	$3,014.04	$21,098
2	Replace steel doors	2.2129	5.0	EA	1.00	$2,828.93	$14,145
3	Replace windows	2.2224	2,500.0	SF	1.00	$131.20	$328,000
4	Repair stucco	2.2321	3,250.0	SF	1.00	$6.41	$20,833
5	Install fog coat	2.2320	13,000.0	SF	1.00	$1.48	$19,240
Maximum Allowable Construction Cost							$403,315
Total Project Cost							**$540,443**

Project 01-001-00018.2007 · Interior Improvements - Door Hardware

Facility:	Concha Ortiz y Pino Building			**IDNO:**	01-001-00018
Category:	2.	**Type 1:**	05.	**Type 2:** A01.	**P/Class:** 1.



Project Description

The crossbar is missing from the panic bar hardware in the stairwell leading to the roof access hatch.

Replace panic bar hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install panic hardware	2.2117	1.0	EA	0.50	$1,812.40	$906
Maximum Allowable Construction Cost							$906
Total Project Cost							**$1,214**

Project 01-001-00018.2008 · Interior Renovation

Facility:	Concha Ortiz y Pino Building	**IDNO:**	01-001-00018
Category:	4. **Type 1:** 04. **Type 2:** E01.	**P/Class:**	5.



Project Description

The building has a combination of traditional and open office spaces. Many of the first-floor offices are small and awkward due to the subdivision of larger areas into smaller individual offices. Various wall systems and finish materials create an incongruous hodgepodge of office spaces. The second floor is more cohesive regarding materials and finishes, but offices are small and cramped. Office furniture impedes clear pathways. The basement finishes are old and past their usable life span. The rooms in the basement are randomly furnished and finished.

Renovate the interior of the building to facilitate the building's program.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Renovate interior	2.1118	31,843.0	SF	1.00	$127.28	$4,052,977
Maximum Allowable Construction Cost							$4,052,977
Total Project Cost							**$5,430,989**

Long-range Strategic Space Master Plan

For Owned Buildings in the Santa Fe Area

Don Gaspar Casitas:

Facilities Condition Assessment Summary

The State of New Mexico

General Services Department GSD

Facilities Management Division FMD

and the

Capitol Buildings Planning Commission

April 2021

Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00019 · 402 Don Gaspar - Casita

402 Don Gaspar Avenue, Santa Fe, NM 87501
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682793 / -105.94102		

Building Data			
Permanent building area:	1745 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	90
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$305,375
Cost per GSF:	$175.00	FCI Cost:	$706,034
FCI Score:	2.312	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 402 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	223.0	110.0	49.3%
Physical Plant Assessment	367	357.0	170.0	47.6%
Adequacy and Environment	389	262.0	130.0	49.6%
Total	1000	842.0	410.0	48.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 402 Don Gaspar Avenue in Santa Fe, NM, stands with three other casitas on an urban site on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands just to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access

A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway and parking area can accommodate two cars; neither space is accessible. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also takes place at the Casita's shared driveway. Signage is absent from the building, and its function is not apparent. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

Site Specialties

The Casita stands directly across Don Gaspar Avenue from the State Capitol Building. An abandoned rectangular fountain stands in the backyard.

Safety/Security

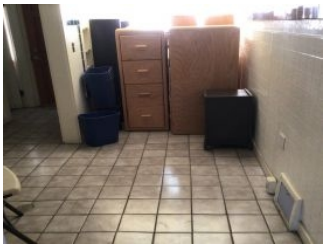
No fencing surrounds the building except for the walled-in backyard. The main entrance has insufficient lighting; only a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide satisfactory security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building include municipal water, sewer system, natural gas, and above-ground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. Security cameras are absent.

Accessibility Attributes

No accessible ramp leads to the main entrance; only stairs exist. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 402 Don Gaspar Avenue is vacant. The building contains a reception area, offices, open work areas, three restrooms, and two kitchens. The building's measured area is 1,745 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reports no issues. The coated roof over all sections of the building drains positively.

The Casita's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

The exterior single-pane windows and wooden doors are in poor condition. Window screens are either missing or in poor shape. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially beneath the portals.

Interior
Centralized rooms include open and closed offices, restrooms, kitchens, and basement storage. Two brick fireplaces stand along the east wall.

Flooring materials include wood, vinyl composition tile (VCT), and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in poor condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Surface-mounted conduit is also present on the walls to feed power to electrical outlets.

Most windows have blinds in poor condition. The casework is in fair condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark the exit doors.

Systems
A ground-mounted unit provides cooling. A boiler stands in the basement and produces heating. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system with a camera surveillance system is absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a two-family residence in the 1930s. Since that time, it has become offices and storage space. Currently, GSD uses the building as storage space. The offices are vacant.

Support
The building does not have an accessible ramp at the entry.

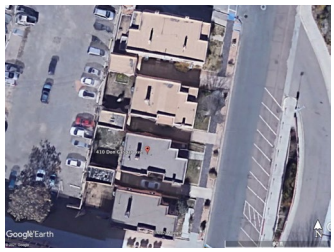
Program Spaces
All offices were vacant at the time of the evaluation.

The stairs to the basement are not up to the current building code.

Building Additions/Issues

1. Casita - 402 Don Gaspar	
Constructed:	1930
Square Feet:	1745 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Coated membrane
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted cooling, basement boiler
Fire Protection:	Fire extinguishers

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00019 · 402 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00019.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00019.2002	3.06.A03.1.3.	ADA Compliance: Site Improvements	$24,397	**$31,107**
01-001-00019.2003	4.05.C03.3.	Exterior Building Improvements	$201,147	**$269,537**
01-001-00019.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00019.2005	3.05.A03.3.3.	ADA Compliance: Interior	$84,713	**$113,515**
01-001-00019.2006	4.05.E01.3.	Interior Refurbishment	$180,975	**$242,506**
01-001-00019.2007	4.13.A02.2.	Hazardous Materials	$3,680	**$4,398**
		Total of Project Budgets		**$706,034**

Project 01-001-00019.2001 · Landscaping Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	06.	**Type 2:**	B02.	**P/Class:**	3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install landscaping, xeric, ground prep, mulch, reuse existing irrigation	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00019.2002 · ADA Compliance: Site Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	06.	**Type 2:**	A03.1. **P/Class:** 3.



Project Description

The concrete sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. No accessible curb cut is present. No accessible ramp leads to the building entrance.

Replace old sidewalks. Install a curb cut ramp. Install an accessible ramp leading to the building entrance.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install curb cut accessible ramp	1.1312	1.0	EA	1.00	$454.35	$454
3	Install ramp with handrails	1.1217	20.0	LF	1.00	$1,084.43	$21,689
Maximum Allowable Construction Cost							$24,397
Total Project Cost							**$31,107**

Project 01-001-00019.2003 · Exterior Building Improvements

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking and peeling. The building's windows are single pane, broken, and painted shut.
The exterior doors are in disrepair. Exterior lighting is inadequate. A building sign is absent.

Replace windows with double-paned insulated glass. Replace exterior doors. Re-stucco the building. Replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting and building sign.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	172.0	SF	1.00	$59.59	$10,249
2	Demo doors and frames	2.2111	4.0	EA	1.00	$147.75	$591
3	Install wood door	2.2126	4.0	EA	1.00	$2,812.08	$11,248
4	Paint doorframes	2.2135	84.0	LF	1.00	$1.56	$131
5	Repair and re-stucco building	2.2321	23,436.0	SF	1.00	$6.41	$150,225
6	Replace or repair rotted vigas, latillas, corbels, lintels, and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
7	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
8	Install building identification sign	2.3614	1.0	EA	3.00	$313.40	$940
Maximum Allowable Construction Cost							$201,147
Total Project Cost							**$269,537**

Project 01-001-00019.2004 · Security Upgrades

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:**	05.	**Type 2:**	D06. **P/Class:** 3.



Project Description

The building has no security alarm or surveillance system.

Install a security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install security alarm system per door	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00019.2005 · ADA Compliance: Interior

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal grab bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several doors have knob-style hardware. The stairs and handrails in both basement stairways are not compliant. All doors within the Casita are 2'-8" or 2'-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style door hardware with lever handles. Install grab bars. Install insulation on sink pipes. Install compliant stairs and handrails in both basement stairways. Expand the door openings to accommodate new ADA-compliant doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	2.0	EA	1.00	$1,539.61	$3,079
4	Replace door hardware	2.2116	14.0	EA	1.00	$1,307.65	$18,307
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Replace stairs and handrails	2.3224	24.0	Riser	1.00	$673.97	$16,175
8	Expand door openings	2.2115	8.0	EA	1.00	$2,472.96	$19,784
9	Install door, solid wood	2.2126	8.0	EA	1.00	$2,812.08	$22,497
Maximum Allowable Construction Cost							$84,713
Total Project Cost							**$113,515**

Project 01-001-00019.2006 · Interior Refurbishment

Facility:	402 Don Gaspar - Casita	**IDNO:**	01-001-00019
Category:	4. **Type 1:** 05. **Type 2:** E01.	**P/Class:**	3.



Project Description

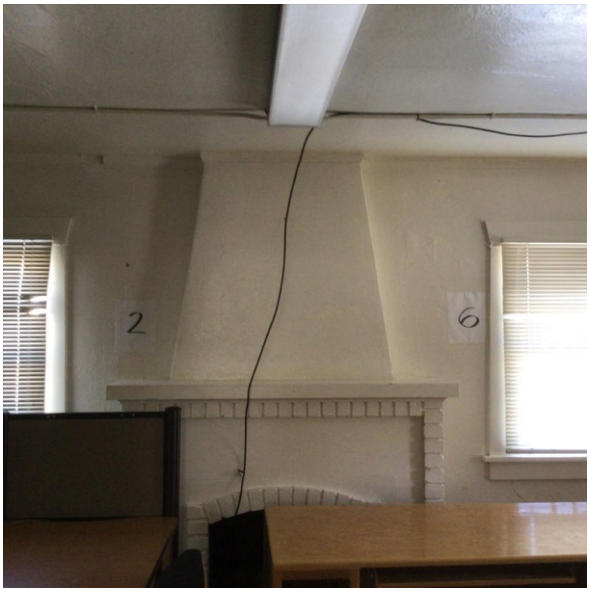
The wood flooring is worn. The VCT in the break room is dated and delaminating. Interior paint is scuffed and peeling. The lighting quality is poor. Blinds are in poor condition.

Install VCT and refinish the wood floor. Paint interior walls, windows, and doors. Install LED lighting. Install blinds.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Refurbish building interior	2.1117	1,745.0	SF	1.00	$100.57	$175,495
2	Install mini blinds	2.2211	400.0	SF	1.00	$13.70	$5,480
Maximum Allowable Construction Cost							$180,975
Total Project Cost							**$242,506**

Project 01-001-00019.2007 · Hazardous Materials

Facility:	402 Don Gaspar - Casita			**IDNO:**	01-001-00019
Category:	4.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00020 · 406 Don Gaspar - Casita

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.06	No/type of parking spaces:	2 spaces in shared driveway
Lat/Long:	35.682484 / -105.94102		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$342,625
FCI Score:	1.606	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	215.0	135.5	63.0%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	739.0	420.5	56.9%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

Site Assessment





The single-story Casita stands at 406 Don Gaspar Avenue in Santa Fe, NM. It stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands just to the north across South Capitol Place.

Access
A shared driveway off Don Gaspar Avenue brings visitors and staff to the Casita's east side. The driveway can accommodate two cars. No drop-off or pick-up area is available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage identifies the building. Concrete and brick sidewalks lead pedestrians to the east side's main entrance.

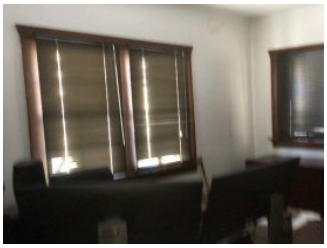
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked, uneven, and in poor condition. The only shade structure, the covered portal, stands at the public entrance. There is no seating outside.

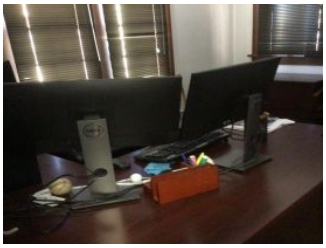
Site Specialties
The site of the four casitas is across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for a block wall enclosing the backyard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
A noncompliant ramp leads to the main entrance. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn, uneven, and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The single-story Casita at 406 Don Gaspar Avenue is vacant. The building contains offices, a break room, and a restroom. A basement housing mechanical equipment lies beneath the Casita. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff report no issues. The coated, single-ply membrane roof over all building sections drains positively and is in fair condition.

The building construction is wood frame with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotten, especially under the portal, including the painted vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and basement mechanical and storage. One brick fireplace stands along the east wall of an office.

Flooring consists of carpet tile and vinyl composition tile (VCT). Both are in good condition.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is peeling. Hard plaster ceilings hang throughout the building. Lighting consists of surface-mounted fluorescent fixtures with painted conduit. Electrical conduit runs on the walls.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage does not hang adjacent to each door. Illuminated exit signs mark exit doors.

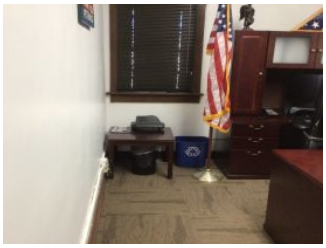
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant. Stairs and handrails to basement are not code compliant.

Adequacy and Environment





The Casita once served as a private residence in the 1930s. Since then, the state has converted it to offices and storage space. The building now serves as offices for the Department of Veterans Services Office of the Secretary.

Support
The stairs to the basement do not meet the current building code.

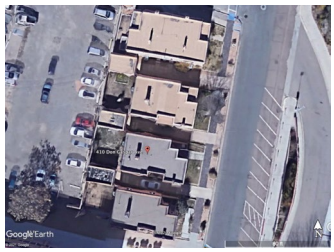
Program Spaces
Because the building dates to 1930, hazardous materials may exist.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 406 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

*Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

New Mexico General Services Department FCA 2020
01-001-00020 · 406 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00020.2001	4.06.B02.3.	Landscaping Upgrades	$2,022	**$2,578**
01-001-00020.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$38,041	**$48,502**
01-001-00020.2003	4.05.C03.3.	Exterior Building Improvements	$134,999	**$180,899**
01-001-00020.2004	4.05.D06.3.	Security Upgrades	$24,495	**$32,823**
01-001-00020.2005	3.05.A03.3.3.	ADA Compliance: Interior	$58,077	**$77,824**
01-001-00020.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$347,023**

Project 01-001-00020.2001 · Landscaping Upgrades

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 06. **Type 2:** B02.	**P/Class:**	3.



Project Description

The landscaping and flagstone are neglected. Trees and bushes are not pruned.

Install low-maintenance and drought-tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.1112	746.0	SF	1.00	$2.71	$2,022
Maximum Allowable Construction Cost							$2,022
Total Project Cost							**$2,578**

Project 01-001-00020.2002 · ADA Compliance: Site Work

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:**	06.	**Type 2:** A03.1.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5'x5' turnaround space, and the handrails are noncompliant.

Replace the sidewalks. Replace the concrete ramp with an accessible ramp, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalks	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Replace ramp	1.1217	30.0	LF	1.10	$1,084.43	$35,786
Maximum Allowable Construction Cost							$38,041
Total Project Cost							**$48,502**

Project 01-001-00020.2003 · Exterior Building Improvements

Facility:	406 Don Gaspar - Casita	**IDNO:**	01-001-00020
Category:	4. **Type 1:** 05. **Type 2:** C03.	**P/Class:**	3.



Project Description

Stucco and paint are cracking. The building's windows are single pane, broken, and painted shut. The exterior doors are in disrepair.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
2	Replace windows	2.2226	164.0	SF	1.00	$59.59	$9,773
3	Replace or repair rotted wood work	0.0000	1.0	Project	1.00	$20,000.00	$20,000
Maximum Allowable Construction Cost							$134,999
Total Project Cost							**$180,899**

Project 01-001-00020.2004 · Security Upgrades

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	4.	**Type 1:**	05.	**Type 2:** D06.	**P/Class:** 3.



Project Description

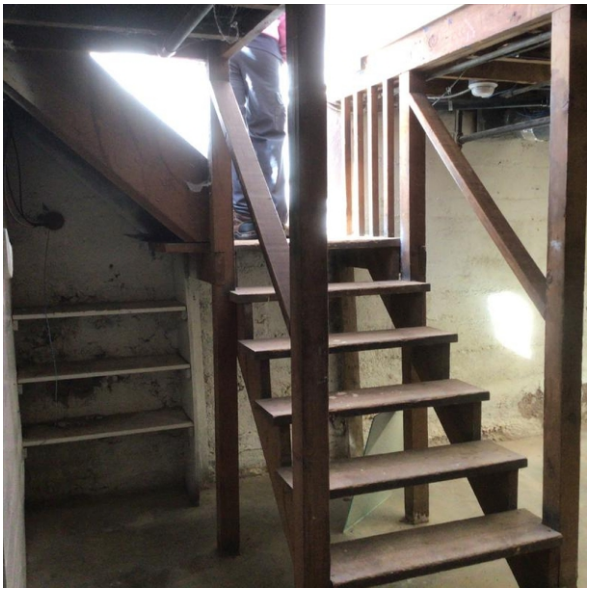
There is no security alarm or cameras in the building.

Install security alarm and surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install surveillance system	2.4028	1.0	EA	1.00	$15,525.00	$15,525
2	Install intrusion alarm system	2.4022	3.0	EA	1.00	$2,990.00	$8,970
Maximum Allowable Construction Cost							$24,495
Total Project Cost							**$32,823**

Project 01-001-00020.2005 · ADA Compliance: Interior

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.



Project Description

Offices and support rooms do not have ADA required signage. A compliant drinking fountain is absent. The break room and restroom sinks are not compliant. Vertical and horizontal bars are missing in the restroom. Stairs and handrails in the basement stairway are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant. Knob-style hardware hangs on all doors.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install an ADA-compliant sink and casework in the break room. Install an accessible lavatory in rest room. Install insulation on pipes under sinks. Install compliant handrails in both basement stairways. Expand door opening to accommodate wider doors with ADA hardware.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signs	2.3611	9.0	EA	1.00	$154.25	$1,388
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install stair and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand door opening	2.2115	8.0	EA	1.00	$2,472.96	$19,784
8	Install door	2.2126	8.0	EA	1.00	$2,812.08	$22,497
9	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
Maximum Allowable Construction Cost							$58,077
Total Project Cost							**$77,824**

Project 01-001-00020.2006 · Hazardous Materials Study

Facility:	406 Don Gaspar - Casita			**IDNO:**	01-001-00020
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00024 · 406 Garage

406 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.68272 / -105.941109		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 406 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	137.5	59.8%
Physical Plant Assessment	367	357.0	189.5	53.1%
Adequacy and Environment	389	167.0	95.5	57.2%
Total	1000	754.0	422.5	56.0%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita's Garage stands behind the Casita at 406 Don Gaspar Avenue in Santa Fe, NM, on an urban site with three other casitas on the Main Capitol Campus' west side of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita's Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The driveway is in poor condition because of erosion and excessive cracking. The garage holds one car when empty. Garbage pick-up occurs in front of the Casita's Garage. Accessible parking is not available. Concrete and brick sidewalks lead pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building, and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas in fair to poor condition.

Building Assessment





The Department of Veteran's Services Office of the Secretary uses the Garage. The building contains some storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building has wood frame construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below. The overhead garage door is in poor condition and is leaking.

Interior
The interior walls consist of wood studs and plywood. A hanging light fixture provides illumination. Conduit is present on the walls for electricity.

Systems
Overhead lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment





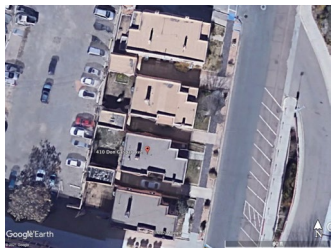
The driveway leading to the garage is in poor condition.

Support
The Casita Garage serves as storage for the Department of Veteran Services Office of the Secretary.

Building Additions/Issues

1. Casita Garage - 406 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00024 · 406 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00024.2001	4.05.C02.3.	Building Exterior and Site Improvements	$19,208	**$25,738**
01-001-00024.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00024.2001 · Building Exterior and Site Improvements

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	4.	**Type 1:**	05.	**Type 2:** C02.	**P/Class:** 3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00024.2002 · Hazardous Materials Study

Facility:	406 Garage			**IDNO:**	01-001-00024
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00014 · 410 Don Gaspar - Casita

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.07	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682571 / -105.941032		

Building Data			
Permanent building area:	1532 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$268,100
Cost per GSF:	$175.00	FCI Cost:	$317,443
FCI Score:	1.184	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	233.0	129.5	55.6%
Physical Plant Assessment	367	347.0	178.5	51.4%
Adequacy and Environment	389	247.0	120.5	48.8%
Total	1000	827.0	428.5	51.8%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita, located at 410 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Public School Facilities Authority (PSFA). The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also uses the driveway. Accessible parking is not available. Signage hangs on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across the street from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting. A porch light hangs on the wall at the entry. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. No security cameras hang on the building.

Accessibility Attributes
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 410 Don Gaspar Avenue is currently vacant. The building contains offices, a break room, and a restroom. A basement lies beneath the Casita housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior and brick dentils along the parapet. The stucco is in fair condition.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood has rotted, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. The stairway to the basement is constructed of wood and has open risers. There is one brick fireplace present along the east wall of an office.

Flooring consists of carpet tile and ceramic tile. The restroom has dated ceramic tile floors and wainscoting.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition. Hard plaster ceilings hang throughout the building. Lighting consists of LED cove lighting. Conduit is present on the walls for electricity. The casework is in good condition. Illuminated exit signs mark exit doors.

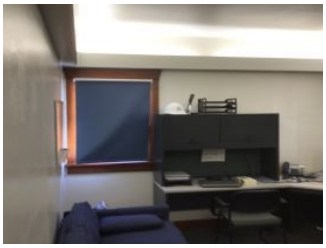
Systems
A ground-mounted unit provides cooling. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
No intrusion alarm system or surveillance system is present. The building does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sinks lack pipe insulation and knee space. The kitchen and bathroom fixtures hang at the incorrect height. Tactile and Braille signage is absent at all rooms. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Adequacy and Environment





The Casitas once served as private residences in the 1930s. It now houses offices and storage space. Currently, PSFA uses this building as office space.

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

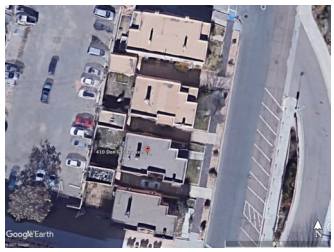
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 410 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00014 · 410 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00014.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00014.2002	4.06.B03.3.	ADA Compliance: Site Work	$2,462	**$3,138**
01-001-00014.2003	4.05.C03.3.	Exterior Building Improvements	$159,805	**$214,138**
01-001-00014.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00014.2005	3.05.A03.3.3.	ADA Compliance: Interior	$41,190	**$55,195**
01-001-00014.2006	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$321,841**

Project 01-001-00014.2001 · Landscaping Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.

Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00014.2002 · ADA Compliance: Site Work

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:**	06.	**Type 2:** B03.	**P/Class:** 3.



Project Description

The sidewalks are old, worn, weed infested, and have settled creating uneven walks that are not ADA compliant. The accessible ramp does not have edge protection.

Replace old sidewalks. Install accessible ramp edge protection.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp edge protection	1.1215	20.0	LF	1.00	$10.35	$207
Maximum Allowable Construction Cost							$2,462
Total Project Cost							**$3,138**

Project 01-001-00014.2003 · Exterior Building Improvements

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** C03.	**P/Class:**	3.



Project Description

The windows are single pane, broken, and painted shut. The stucco and paint are cracking and peeling. The building lacks exterior wall-mounted light fixtures.

Replace windows with insulated glass window units. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior light fixtures.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. woodwork	0.0000	1.0	Project	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	5.0	EA	1.00	$1,552.50	$7,763
Maximum Allowable Construction Cost							$159,805
Total Project Cost							**$214,138**

Project 01-001-00014.2004 · Security Upgrades

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.



Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00014.2005 · ADA Compliance: Interior

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	3.	**Type 1:**	05.	**Type 2:**	A03.3. **P/Class:** 3.



Project Description

Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restroom. Insulation is missing from the restroom sink. Stairs and handrails leading to the basement are not compliant. All doors within the Casita are 2'-8" or 2;-6" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Install grab bars. Install insulation on under-sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate ADA doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	11.0	EA	1.00	$154.25	$1,697
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install ADA sink cabinet	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
5	Install ADA lavatory pipe insulation	2.3725	2.0	EA	1.00	$41.35	$83
6	Install stair with handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
7	Expand doorway	2.2115	5.0	EA	1.00	$2,472.96	$12,365
8	Install door with ADA hardware	2.2126	5.0	EA	1.00	$2,812.08	$14,060
Maximum Allowable Construction Cost							$41,190
Total Project Cost							**$55,195**

Project 01-001-00014.2006 · Hazardous Materials Study

Facility:	410 Don Gaspar - Casita			**IDNO:**	01-001-00014
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00007 · 410 Garage

410 Don Gaspar , Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.02	No/type of parking spaces:	1 in garage, 2 in driveway
Lat/Long:	35.682594 / -105.941139		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 410 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	198.0	114.0	57.6%
Physical Plant Assessment	367	141.0	78.5	55.7%
Adequacy and Environment	389	15.0	2.5	16.7%
Total	1000	354.0	195.0	55.1%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 410 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. The site holds four casitas and three garages. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita Garage at 410 Don Gaspar Avenue serves as storage space for the Public School Facilities Authority (PSFA).

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood construction with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm system or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

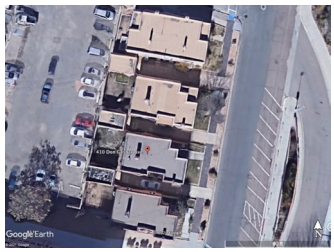
A 240 sf garage stands at this location. The poor condition of the driveway affects the building's access.

Support
The Casita Garage serves as storage for PSFA.

Building Additions/Issues

1. Casita Garage - 410 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	N/A
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00007 · 410 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00007.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00007.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00007.2001 · Exterior and Site Improvements

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	4.	**Type 1:** 05.	**Type 2:** C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00007.2002 · Hazardous Materials Study

Facility:	410 Garage			**IDNO:**	01-001-00007
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

Because the building is 90 years old, hazardous materials may be present.

Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

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New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00015 · 414 Don Gaspar - Casita

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.09	No/type of parking spaces:	2 in driveway
Lat/Long:	35.682449 / -105.941055		

Building Data			
Permanent building area:	1219 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Administration	Facility Class:	
Building Height:	Single Story	CRV:	$213,325
Cost per GSF:	$175.00	FCI Cost:	$375,735
FCI Score:	1.761	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Don Gaspar - Casita

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	230.0	127.5	55.4%
Physical Plant Assessment	367	357.0	169.0	47.3%
Adequacy and Environment	389	257.0	127.0	49.4%
Total	1000	844.0	423.5	50.2%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita at 414 Don Gaspar Avenue in Santa Fe, NM, stands on an urban site with three other casitas on the Main Capitol Campus west of the Capitol. It houses the Early Childhood Education and Care Department. The building is not on the historical registry. The State Capitol Building stands directly across Don Gaspar Avenue. The Capitol Parking Garage lies directly to the south, and the Bataan Memorial Building stands to the north, across South Capitol Place.

Access
Access to the Casita is via a private driveway off Don Gaspar Avenue, bringing visitors and staff to the building's east side. The driveway can accommodate two cars. There is no drop-off or pick-up area available except curbside on the street. Garbage pick-up also occurs in the Casita's driveway. Accessible parking is not available. Signage is present on the building. Concrete and brick sidewalks connect pedestrians to the east side's main entrance.

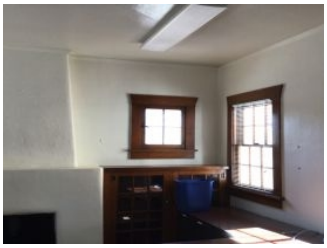
Site Development
Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. The only shade structure, the covered portal, stands at the public entrance, There is no seating outside.

Site Specialties
The four casitas sit across Don Gaspar Avenue from the State Capitol Building.

Safety/Security
No fencing surrounds the building except for the walled-in back yard. The main entrance has insufficient lighting; just a porch light hangs on the entry wall. Lighting at the building entrance is inadequate at night and does not provide enough security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water, sewer system, natural gas, and underground electrical lines. Staff reports that the state has furloughed campus security due to budgetary concerns. No security cameras hang on the building.

Accessibility Attributes
An accessible ramp with noncompliant handrails leads to the main entrance. Stairs at the main entrance have noncompliant handrails. The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The single-story Casita at 414 Don Gaspar Avenue contains offices, a break room, and a restroom. A basement lies beneath the Casita, housing mechanical equipment. The building's measured area is 1,219 sf, which differs from the General Services Department (GSD) calculations.

Exterior
The foundation and structure appear to be in fair condition, and staff reported no issues. The coated single-ply membrane roof over all building sections drains positively and is in fair condition.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with portions peeling away, revealing the underlayment below. Brick dentils line the building parapet.

The exterior single-paned windows and wooden doors are in fair condition. Window screens are missing. Paint is peeling away from the wood, exposing it to the elements. Some wood is rotted out, especially under the portal, including the vigas and latillas.

Interior
Centralized rooms include closed offices, a restroom, a break room, and a basement containing mechanical and storage. There is one brick fireplace present along the east wall of an office.

Flooring consists of wood and ceramic tile. The restrooms and kitchens have dated ceramic tile floors and wainscot on the walls.

The interior walls consist of wood studs, gypsum board, and paint. The interior walls are in good condition. The paint is in good condition throughout the building. Hard plaster ceilings hang throughout the building. Lighting consists of surface mounted fluorescent fixtures with painted conduit throughout. Conduit is also present on the walls for electricity.

Most windows have blinds in good condition. The casework is in good condition. ADA-compliant signage adjacent to each door is absent. Illuminated exit signs mark exit doors.

Systems
The HVAC system consists of a ground-mounted unit. A boiler stands in the basement. Electrical panels have few spare circuits. The transformer sits outside on a concrete pad.

Safety/Security
A fire alarm system and intrusion alarm system with a camera surveillance system are absent. The building does not have a fire suppression system. A fire extinguisher hangs on the wall.

ADA and Code Compliance
The kitchen and restroom sink lack under-sink pipe insulation and knee space and hang at the incorrect height. Horizontal and vertical grab bars are absent.

All doors within the Casita are 2'-8" wide and are not ADA compliant. Tactile and Braille signage is absent at all rooms.

Adequacy and Environment





The Casita once served as a residence in the 1930s. It is now houses offices and storage space. Currently, the building serves the Early Childhood Education and Care Department .

Support
The building has an accessible ramp, but it lacks code-compliant handrails and ramp edge protection.

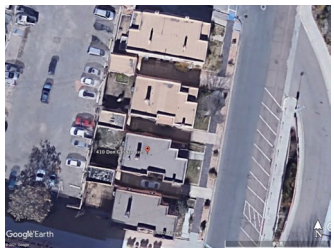
Program Spaces
The stairs to the basement do not meet the current building code.

All offices were vacant at the time of the evaluation.

Building Additions/Issues

1. Casita - 414 Don Gaspar	
Constructed:	1930
Square Feet:	1219 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	Wood frame and stucco
HVAC:	Ground-mounted unit, boiler
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Personnel

New Mexico General Services Department FCA 2020
01-001-00015 · 414 Don Gaspar - Casita
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00015.2001	4.06.B02.3.	Landscaping Upgrades	$6,386	**$8,142**
01-001-00015.2002	3.06.A03.1.3.	ADA Compliance: Site Work	$36,441	**$46,463**
01-001-00015.2003	4.05.C03.3.	Exterior Building Improvements	$164,462	**$220,379**
01-001-00015.2004	4.05.D06.3.	Security Upgrades	$27,485	**$36,830**
01-001-00015.2005	3.05.A03.3.3.	ADA Compliance: Interior	$47,703	**$63,922**
01-001-00015.2006	2.13.A02.2.	Hardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$380,133**

Project 01-001-00015.2001 · Landscaping Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	06.	**Type 2:** B02.	**P/Class:** 3.



Project Description

The landscaping is neglected. Trees and bushes are not pruned.

Install low-maintenance and drought tolerant landscaping. Prune established trees and bushes.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install xeric landscaping	1.2126	746.0	SF	1.00	$8.56	$6,386
Maximum Allowable Construction Cost							$6,386
Total Project Cost							**$8,142**

Project 01-001-00015.2002 · ADA Compliance: Site Work

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 06.	**Type 2:** A03.1.	**P/Class:**	3.



Project Description

The sidewalks are old, worn, weed-infested, and have settled, creating uneven walks that are not ADA compliant. The ramp at the building entrance is noncompliant. The ramp does not provide a 5' x 5' turn around space in two locations, handrails are noncompliant, and edge protection is absent.

Replace the sidewalks. Replace the ramp with an accessible ramp, including handrails. Replace the stairs, including handrails.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace sidewalk	1.1118	150.0	SF	1.00	$15.03	$2,255
2	Install ramp with handrails	1.1217	30.0	LF	1.00	$1,084.43	$32,533
3	Install concrete stairs	2.3223	3.0	Riser	1.00	$551.30	$1,654
Maximum Allowable Construction Cost							$36,441
Total Project Cost							**$46,463**

Project 01-001-00015.2003 · Exterior Building Improvements

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:**	05.	**Type 2:** C03.	**P/Class:** 3.

Project Description

The building's windows are single pane, broken, and painted shut. Stucco and paint are cracking and peeling. Vigas, latillas, corbels, and associated woodwork are in disrepair. Exterior lighting around the building is absent.

Replace windows with double-paned insulated glass. Re-stucco the building. Repair or replace rotted vigas, latillas, corbels, lintels, and miscellaneous woodwork at portals in the front and back of the Casita. Install exterior lighting.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace windows	2.2226	450.0	SF	1.00	$59.59	$26,816
2	Repair and re-stucco building	2.2321	16,416.0	SF	1.00	$6.41	$105,227
3	Replace or repair rotted vigas, latillas, corbels, lintels and misc. wood work	0.0000	1.0	Allowance	1.00	$20,000.00	$20,000
4	Install exterior light fixture (LED)	2.3916	8.0	EA	1.00	$1,552.50	$12,420
Maximum Allowable Construction Cost							$164,462
Total Project Cost							**$220,379**

Project 01-001-00015.2004 · Security Upgrades

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	4.	**Type 1:** 05.	**Type 2:** D06.	**P/Class:**	3.

Project Description

The building has no security alarm or surveillance system.

Install security alarm and a surveillance system.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install intrusion alarm	2.4022	4.0	EA	1.00	$2,990.00	$11,960
2	Install surveillance system with cameras	2.4028	1.0	EA	1.00	$15,525.00	$15,525
Maximum Allowable Construction Cost							$27,485
Total Project Cost							**$36,830**

Project 01-001-00015.2005 · ADA Compliance: Interior

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	3.	**Type 1:** 05.	**Type 2:** A03.3.	**P/Class:**	3.

Project Description

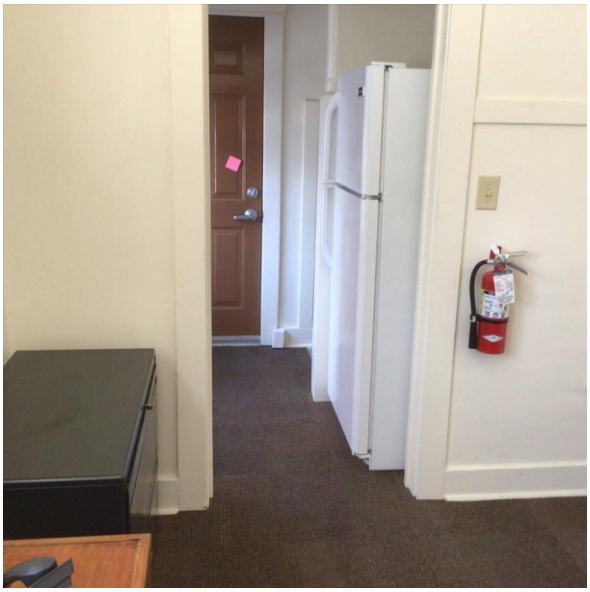
Offices and support rooms do not have ADA-required signage. A compliant drinking fountain is absent. The break room sink is not compliant. Vertical and horizontal bars are missing in the restrooms. The restroom sinks have uninsulated pipes. Several door knobs still exist. Stairs and handrails to the basement are not compliant. All doors within the Casita are 2'-8" wide and are not ADA compliant.

Install tactile and Braille signage in the building. Install an accessible drinking fountain. Install a compliant sink and casework in the break room. Replace knob-style hardware with lever handles. Install insulation on sink pipes. Install compliant stairs and handrails leading to the basement. Expand the door openings to accommodate wider doors.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Install tactile and Braille signage	2.3611	10.0	EA	1.00	$154.25	$1,543
2	Install hi/lo drinking fountain	2.3719	1.0	EA	1.00	$3,018.75	$3,019
3	Install sink cabinet base	2.3511	1.0	EA	1.00	$1,539.61	$1,540
4	Install lavatory, wall hung	2.3726	1.0	EA	1.00	$1,340.47	$1,340
5	Install grab bars	2.3724	1.0	Set	1.00	$339.53	$340
6	Install ADA lavatory pipe insulation	2.3725	3.0	EA	1.00	$41.35	$124
7	Install stairs and handrail	2.3224	12.0	Riser	1.00	$673.97	$8,088
8	Expand doorway	2.2115	6.0	EA	1.00	$2,472.96	$14,838
9	Install door with hardware	2.2126	6.0	EA	1.00	$2,812.08	$16,872
Maximum Allowable Construction Cost							$47,703
Total Project Cost							**$63,922**

Project 01-001-00015.2006 · Hardous Materials Study

Facility:	414 Don Gaspar - Casita			**IDNO:**	01-001-00015
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.



Project Description

Because the building is 90 years old, hazardous materials may be present.
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Conmmission hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**

New Mexico General Services Department FCA 2020
Facility Summary: 01-001-00008 · 414 Garage

414 Don Gaspar, Santa Fe, NM
Evaluation Date: 2020-12-03
Evaluator: AMA

Evaluation Status: Evaluated

Location Data

Site Data			
Site acres:	0.03	No/type of parking spaces:	2 in driveway, 1 in garage
Lat/Long:	35.682484 / -105.94117		

Building Data			
Permanent building area:	240 GSF	Number of floors:	1
Modular building area:	0 GSF	Modular buildings:	0.0% of GSF

Construction Dates			
Year Built:	1930	Building age:	91
Initial Construction Date:	1930	Renovation/Addition 1:	
Renovation/Addition 2:		Renovation/Addition 3:	

FCI Data			
Building Type:	Other	Facility Class:	
Building Height:	Single Story	CRV:	$30,000
Cost per GSF:	$125.00	FCI Cost:	$25,738
FCI Score:	0.858	FCI:	Poor

FCI Scoring: 0.00-0.050=Good 0.051-0.100=Fair Greater than 0.100=Poor

Assessment Score for 414 Garage

Scoring Category	Possible Points	Actual	Earned	Percent Score (E/A)
The Site	244	161.0	96.0	59.6%
Physical Plant Assessment	367	120.0	55.0	45.8%
Adequacy and Environment	389	0.0	0.0	0.0%
Total	1000	281.0	151.0	53.7%

Excellent=90-100% Satisfactory=70-89% Borderline=50-69% Poor=30-49% Very Inadequate <= 29%

Notes from Evaluation Meeting and Questionnaire

* Staff vacated the building due to statewide health directives. The ARC evaluator conducted no on-site staff interactions, traffic observations, or informal inquiries.

Site Assessment





The Casita Garage stands at 414 Don Gaspar Avenue in Santa Fe, NM, behind a casita on an urban site on the Main Capitol Campus west of the Capitol. Four casitas and three garages stand on the site. The building is not on the historical registry. The State Capitol Building stands to the east across Don Gaspar Avenue. The Capitol Parking Garage is to the south, and the Bataan Memorial Building stands to the north.

Access

Access to the Casita Garage is via a shared driveway off Don Gaspar Avenue bringing visitors and staff to the building's east side. The driveway can accommodate two cars. The garage can accommodate one car. Garbage pick-up occurs in front of the Casita Garage. Accessible parking is not available. Concrete and brick sidewalks connect pedestrians to the driveway on the site's east side.

Site Development

Landscaping consists of compacted dirt areas, weeds, grass, and small trees. Site drainage is poor. Only one catch basin serves the building and it lies in the street near the site's southeast corner. Sidewalks are cracked and uneven and in poor condition. There is no seating outside.

Site Specialties

The four casitas sit across the street from the State Capitol Building.

Safety/Security

No fencing surrounds the building. Lighting at the Casita Garage entrance is insufficient at night and does not provide adequate security for staff and the public. There is no exterior building-mounted lighting. Utilities to the building consist of municipal water and underground electrical lines. There are no security cameras on the building.

Accessibility Attributes

The pavement at the driveway has significantly eroded with exposed aggregate. It is worn and shows signs of water runoff and erosion. Sidewalks are concrete with brick pavers in some areas that are in fair to poor condition.

Building Assessment





The Early Childhood Education and Care Department uses the single-story Casita Garage for storage.

Exterior
The foundation and structure appear to be in fair condition. The coated roof over all sections of the building drains positively.

The building's construction includes wood framing with a stucco exterior. The stucco is in poor condition, with large portions peeling away, revealing the underlayment below.

Interior
The interior walls consist of wood studs and plywood. Lighting consists of a hanging light fixture. Conduit is present on the walls for electricity.

Systems
Overhead electrical lines provide electricity.

Safety/Security
An intrusion alarm system and a camera surveillance system are absent. The Casita Garage does not have a fire alarm or fire suppression system. A fire extinguisher hangs on the wall.

Adequacy and Environment

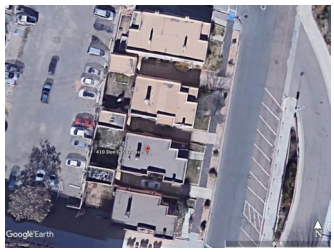
The poor condition of the driveway affects access to the Casita Garage.

Support
The Casita Garage serves as storage for the Early Childhood Education and Care Department.

Building Additions/Issues

1. Casita Garage - 414 Don Gaspar	
Constructed:	1930
Square Feet:	240 GSF
Foundation/Slab/Structure:	Concrete slab on grade
Roof:	Single-ply membrane, coated
Exterior Walls:	CMU and stucco
HVAC:	Ground-mounted unit
Fire Protection:	Fire extinguisher

Site Plan



Review Participants

Ann Marie Allen, ARC Facilities Evaluator
GSD Maintenance Staff

New Mexico General Services Department FCA 2020
01-001-00008 · 414 Garage
CIP Project Summaries

Project No.	Code	Project Name	MACC	Project Budget
01-001-00008.2001	4.05.C02.3.	Exterior and Site Improvements	$19,208	**$25,738**
01-001-00008.2002	2.13.A02.2.	Hazardous Materials Study	$3,680	**$4,398**
		Total of Project Budgets		**$30,136**

Project 01-001-00008.2001 · Exterior and Site Improvements

Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	4.	**Type 1:**	05.	**Type 2:**	C02.	**P/Class:**	3.



Project Description

The garage door and the stucco on the garage are in poor condition. The concrete driveway is in poor condition.

Replace the garage door. Re-stucco the garage. Replace the concrete driveway.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Replace garage door	2.2128	1.0	EA	1.00	$5,028.88	$5,029
2	Re-stucco garage	2.2321	768.0	SF	1.00	$6.41	$4,923
3	Demolish concrete driveway	1.1116	800.0	SF	1.00	$3.65	$2,920
4	Replace concrete driveway	1.1119	800.0	SF	1.00	$7.92	$6,336
Maximum Allowable Construction Cost							$19,208
Total Project Cost							**$25,738**

Project 01-001-00008.2002 · Hazardous Materials Study

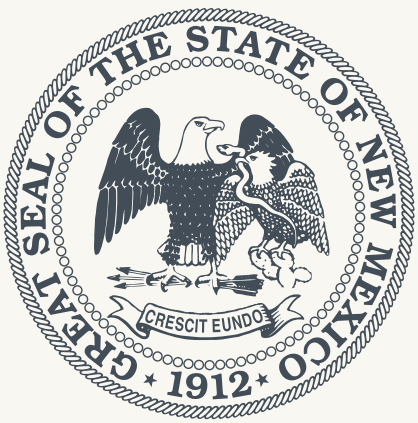
Facility:	414 Garage			**IDNO:**	01-001-00008
Category:	2.	**Type 1:** 13.	**Type 2:** A02.	**P/Class:**	2.

Project Description

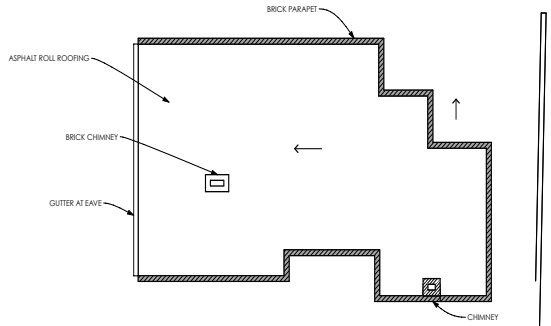
Because the building is 90 years old, hazardous materials may be present.

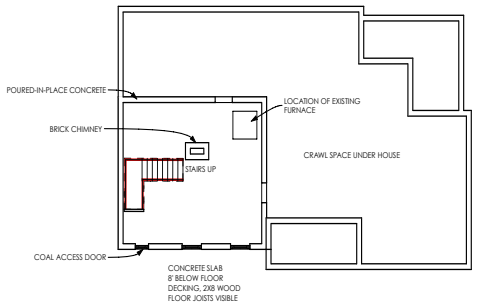
Commission a hazardous materials study.

	Description	Cost Code	Quantity	Unit	Adjustment	Cost	Subtotal Cost
1	Commission a hazardous materials study	2.4313	1.0	Per	1.00	$3,680.00	$3,680
Maximum Allowable Construction Cost							$3,680
Total Project Cost							**$4,398**



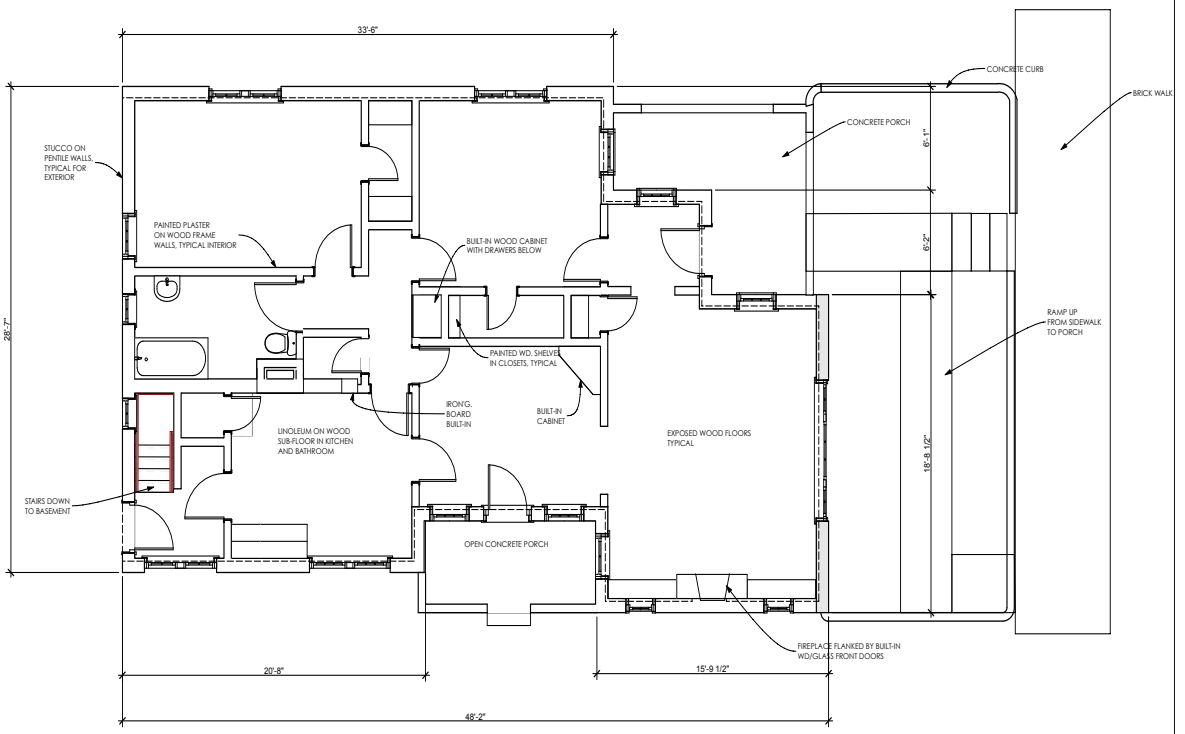
Architectural Research Consultants, Incorporated
Albuquerque, New Mexico 505-842-1254 https://www.arcplanning.com





3 ROOF PLAN
SCALE: 1/8" = 1'-0"

2 BASEMENT PLAN
SCALE: 1/8" = 1'-0"



N

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

GAYLA BECHTOL ARCHITECT
505-988-3313 WWW.GBASANTAFE.COM

414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
HISTORIC AMERICAN BUILDING SURVEY

STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

Date: 7/9/12

A 1.1

FLOOR PLANS

Plotted On: 7/9/12

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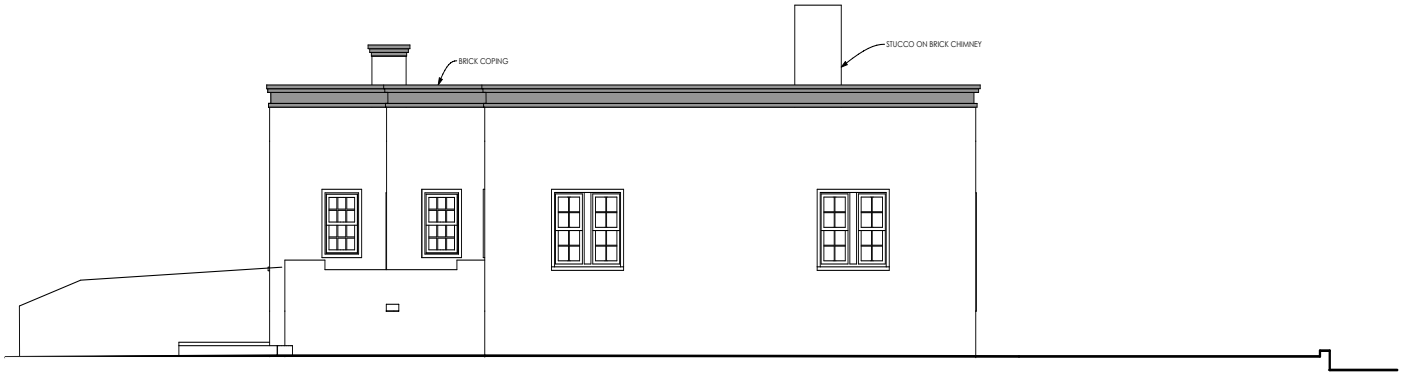


2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



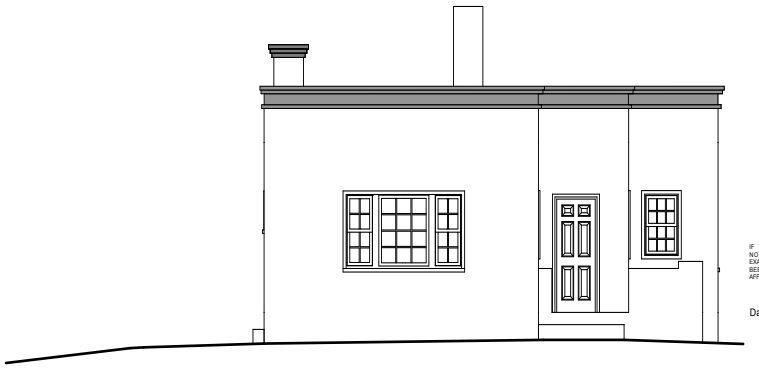
4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



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

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414 DON GASPAR AVE.
SANTA FE, NEW MEXICO
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STATE OF NEW MEXICO

1" ACTUAL

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED AFFECTING ALL LABELED SCALES.

Date: 7/9/12

BUILDING ELEVATIONS

A 1.2

Plotted On: 7/9/12

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414 Don Gaspar Ave – East Façade



414 Don Gaspar Ave – North Façade



414 Don Gaspar Ave – West Façade



414 Don Gaspar Ave – South Façade

City of Santa Fe, New Mexico

memo

Historic Inspection Report

DATE: 11/22/2022

TO: Carly Piccarello,
Division Manager
Historic Preservation

FROM: Bobby Padilla, B.P
Building Official, Division Manger
Inspections

ITEM & ISSUE
402 Don Gaspar
406 Don Gaspar
410 Don Gaspar
414 Don Gaspar

BACKGROUND & SUMMARY

An inspection was performed on Nov. 7th, 2022 at the above mentioned address regarding the condition of the structures. The exterior walls of all four Casitas and detached garage are constructed of pentile (clay bricks) and the roofs are constructed with wood framing with a built up roofing system.

The condition of the existing structures are in poor condition and would be extremely difficult to achieve compliance with energy conservation codes due to the type of material that the walls are construction with consideration to the age of the components with in the structure would need extensive work to comply with electrical and plumbing codes in order provide a safe and sound structure. As building official my recommendations is to demo the structures.

Should you have any questions pertaining to this matter, please feel free to contact me at 955-6503.

Thank you,

NMRLD
NEW MEXICO
REGULATION &
LICENSING DEPARTMENT

STATE OF NEW MEXICO
MICHELLE LUJAN GRISHAM, GOVERNOR
Linda M. Trujillo, Superintendent
Clay Bailey, Director

October 13, 2022

To whom it may concern

RE: Condition Assessment of existing buildings 402, 406, 410 and 414 Don Gaspar on the east side and downtown district and across from the State Capitol building.

The Construction Industries Division of the New Mexico Regulation and Licensing Department has jurisdiction for permitting and enforcement authority for construction projects involving state owned buildings as described in NMSA 1978, 60-13-12, 42 and 44. If the Building Official determines that there are unsafe or a life safety hazard, the Building Code Official shall take appropriate action pursuant to NMSA 14.5.12(B).

I personally made a site inspection on October 6th with Mr. Martin Kuziel, staff architect at FMD to review the existing Casita structures on Don Gaspar Street.

My understanding is that the state is proposing the demolition of these four Casitas in order to make room for a new executive office building with three levels of underground parking. Additionally, this includes the demolition of the Concha Ortiz y Pino building and two outlying structures located on South Capitol Street. My inspection was only for the four casitas as listed above.

The proposed four buildings scheduled for demolition are original single-family homes constructed in the early 1930s and are now owned and occupied by several state agencies. The buildings are constructed of clay tile with cementitious stucco on the exterior and plaster finish on the interior. Ceilings and floors are wood framed. Finishes are consistent with the age of the buildings. Each Casita has a detached garage and basement level and a freestanding fireplace in the center of the structure. The existing roofs are either BUR built-up roofing membrane system or a Polymer-Modified Bitumen Sheet- torch welded roof. Windows are wood frame single pane glass. The heating system in the basement is a natural gas furnace which is ducted underfloor to various rooms.

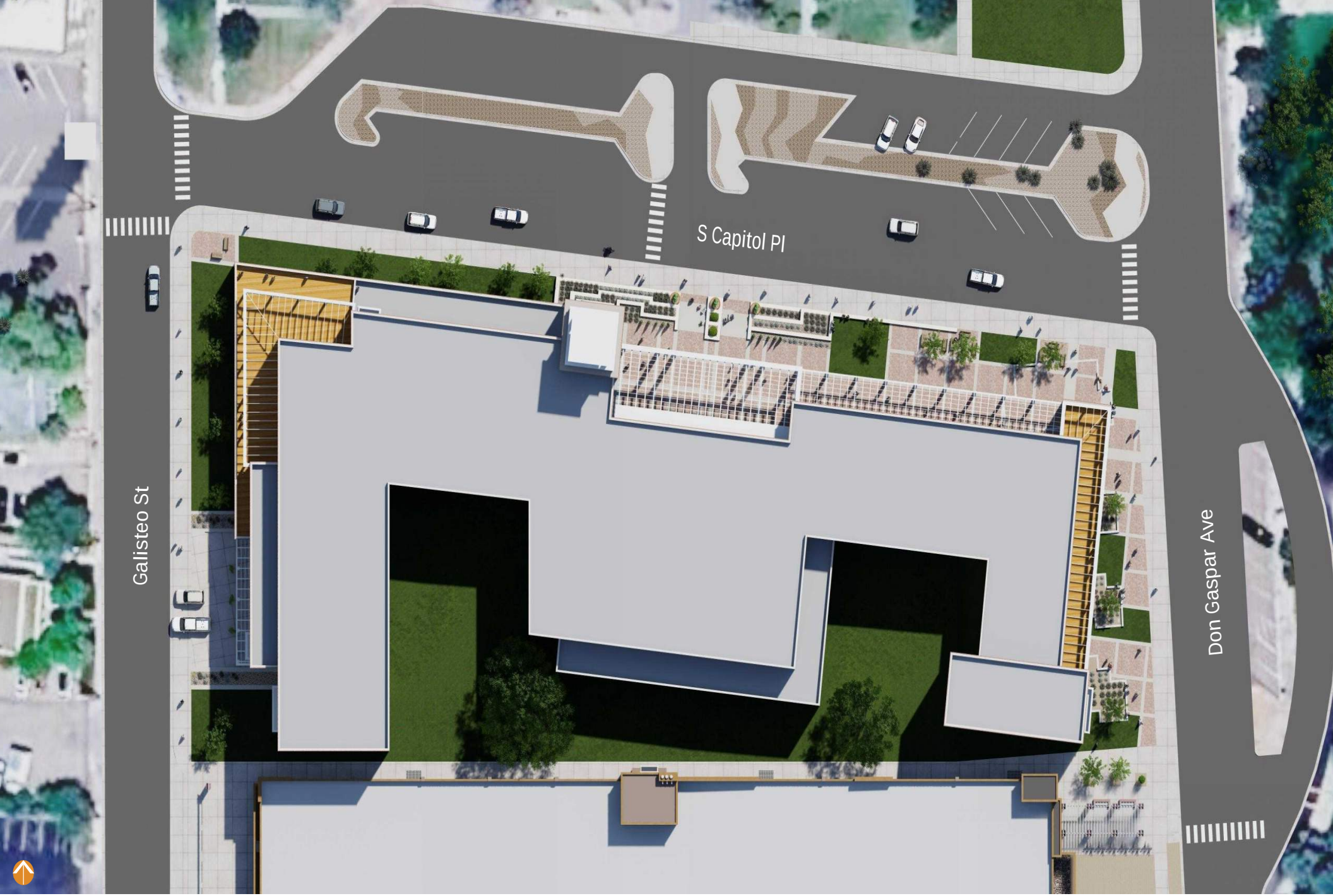
The current condition of the existing structures varies with the level of maintenance performed over the years. Casita 402 Don Gaspar has extensive damage to structural portal posts, cracks in stucco, water damage and dry rot damage to all windows. All of the casitas have active radon mitigation systems and are being monitored by the state. The windows of all casitas are damaged with dry rot, and have single pane glazing and it's unclear if they function in their current condition. Basements show signs of water intrusion and possible mold.

Due to the age of the structures, possible lead paint and asbestos insulating materials could be present in the structures. Many of the electrical outlets are not grounded and do not meet current electrical codes and possible problems with the electrical panels. Thermal insulation did not appear to be present and gaps around windows and doors were prevalent. The roofs were not personally inspected, but visual inspection for the roof overhangs at the rear of the buildings (west elevation) showed loose membrane attachment and membranes pulling away from the parapets. The roof top swamp coolers are in disrepair according to FMD and would need to be replaced. I was told the exiting plumbing is in very poor condition and needs to be replaced. The detached garages show damage to wood garage doors, damage around the stucco and parapets and are considered not safe to enter.

It is therefore my determination, as the Building Code Official, conclude that the site is unsafe and requires demolition. If you have any questions, please feel free to contact me.

Sincerely,

/s/ Martin Romero
Martin Romero
Construction Industries Bureau Chief



Site Plan

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

fbt | architects



Main North Entry

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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North Facade

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East Facade

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West Facade

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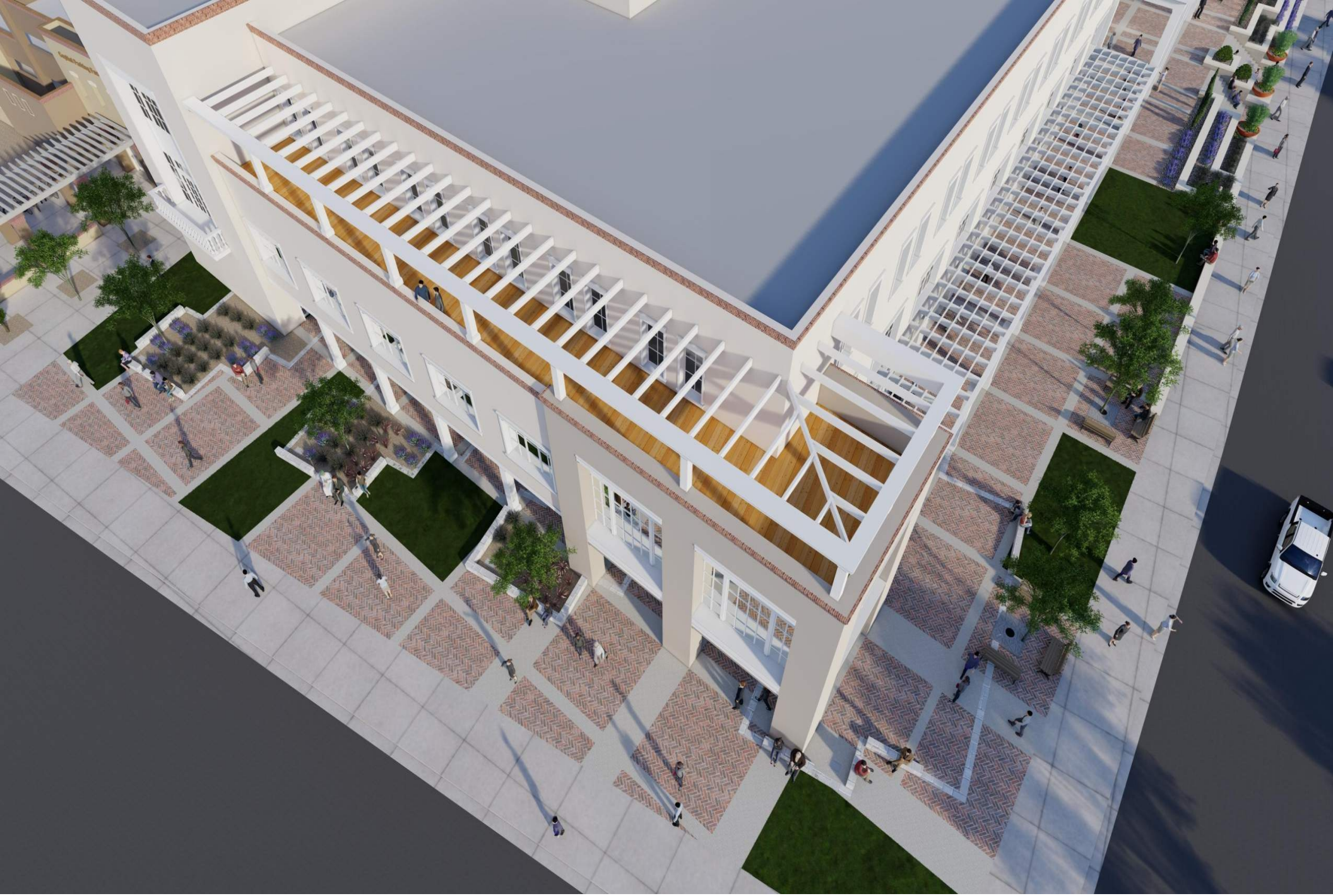

Homage to the Casitas

STATE OF NEW MEXICO

Executive Office Building

Historic Districts Review Board Submittal

August 28, 2023

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North Elevation

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East Elevation

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West Elevation

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