Agenda

Amended Agenda Regular Meeting of the Historic Districts Review Board
November 18, 2025 at 5:30 PM
Council Chambers, City Hall
200 Lincoln Avenue

Procedures for Historic Districts Review Board Meeting

Viewing: Members of the public may stream the meeting live on the City of Santa Fe's YouTube channel at www.youtube.com/@cityofsantafe. The YouTube live stream can be accessed at this address from most smartphones, tablets, or computers.

Join on Zoom: https://santafenm-gov.zoom.us/j/81546824466

By Phone: 301 715 8592

Webinar ID: 815 4682 4466

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

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of Minutes
   a. September 23, 2025
5. Approval of Findings/Conclusions
6. Matters from the Public
7. Staff Communications
   a. 2026 Historic Districts Review Board Hearing Calendar (Internal)
   b. 2026 Historic Districts Review Board Hearing Calendar (External)
8. Old Business
   a. 2025-011122-HDRB, 121 E. Santa Fe Ave., Don Gaspar Area Historic District, significant, Brett Trusko, agent for the Trusko Living Trust, owner, requests approval for a 40 sq. ft. addition to a primary façade to a height of 13'-0" where the maximum allowable is 18'-3" and other minor alterations. An exception is requested to 14-5.2(D)(2)(d) additions are not

permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. (Heather Lamboy, hllamboy@santafenm.gov)

b. 2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Significant, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0". (Paul Duran, paduran@santafenm.gov)

c. 2025-011353-HDRB, 401 E. Palace Ave., Downtown & Eastside Historic District, contributing, Andrew Lyons agent for George Abrams, LLC, owner, proposes to remodel exterior of residence and garage, build a 3'-6" yardwall. Exceptions are requested to 14-5.2 (D)(5)(b) for removing historic material, replacing brick coping not in kind and stucco color not in kind, 14-5.2(D)(5)(a) removal of historic door on a primary façade. (Amanda Romero, alromero@santafenm.gov) (Postponed)

d. 2025-010873-HDRB, 219 and 219 A Washington Ave, Downtown & Eastside Historic District, Contributing, Robert Evans, agent for Dennis Price, owner, requests approval for a 661 sq. ft. addition including a two-story structure to a height of 19'-8" at 219 Washington Ave and construct a new 973 sq. ft. two-story structure at 219 A Washington Ave to a height of 23'-0" where the max allowable is 20'-1". Exceptions are requested to 14-5.2(D)(2)(d) an addition shall not exceed fifty percent of the square footage of the existing footprint and 14-5.2(D)(9) height. (Paul Duran)

9. New Business

a. 2025-011459-HDRB, 912 Don Gaspar Ave, Don Gaspar Area Historic District, significant, Positive Energy Solar, agent for Moe Zamora, owner, proposes to install publicly visible solar. Exceptions are requested to section 14-5.2(D)(3)(b) for publicly visible rooftop appurtenances and 14-5.2(D)(5)(b) for placing features on a primary facade. (Lani McCulley; LJMcCulley@santafenm.gov)

b. 2025-011460-HDRB, 1323 Paseo de Peralta, Don Gaspar Area Historic District, Contributing, Santa Fe Permits, agent for Capitol Counsel and Consulting, LLC, owner, proposes to replace windows. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing a window by widening an opening. (Lani McCulley)(Postponed)

c. 2025-011418-HDRB, 320 Paseo de Peralta, Downtown & Eastside Historic District, Non-contributing, Charlotte Fox, owner, requests approval for a mural. Four exceptions are requested to 14-5.2(10) signs & murals, 14-5.2(E)(1)(b) exterior walls, 14-5.2(E)(2)(e) publicly visible facades, and 14-8.10(H) special sign regulations in the H Districts (Paul Duran)

d. 2025-011328-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio PC, agent for The John C. Gregory Revocable Trust and the Pamela S Austin Revocable Trust, owners, proposes to replace windows and doors, vigas, install wood railings, exterior stairs with hand rails, and construct a 210 sq. ft. portal to a height of 10-'6" on the main residence, install 5'-0" high fencing, and construct at 148 sq. ft. portal to a height of 11'-5", replace windows and doors, and install an overhang on the casita, and refinish the garage door. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing historic windows. (Lani McCulley)

e. 2025-011419-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for Phillip Freese, owner, requests approval for new

construction of a 740 sq. ft. detached garage to a height of 14’-6” where the maximum allowable is 15’-10”. (Paul Duran)

f. 2025-011325-HDRB, 119 Camino Santiago, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Dominic Serna, owner, proposes to replace windows and doors, construct a 5’-0" yard wall with gate and a 6’-0" coyote fence, infill two doors, construct an enclosure, reconstruct the portal, roof, & stucco, Exceptions are requested to 14-5.2(D)(5)(a)(i) for replacing historic windows and doors, 14-5.2(D)(5)(b) for altering the portal of a primary facade, installing a fence and gate on a primary facade, & 14-5.2(D)(2)(d) for the enclosure under the portal. (Lani McCulley)

10. Discussion Items

11. Matters from the Board

12. Next Meeting:

    a. December 9, 2025

13. Adjourn

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

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

Meeting Minutes
View meeting on YouTube: https://www.youtube.com/watch?v=a02boo62Ui4

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

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

Members Present
Ms. Cecilia Rios, Chair
Mr. John Bienvenu, Vice Chair
Ms. Madelein Aguilar Medrano
Ms. Amanda Mather
Ms. Mary Ellen Degnan
Mr. Scott Cherry

Members Absent
Ms. Jennifer Biedscheid

Others Present
Ms. Heather Lamboy, Planning and Land Use Director
Mr. Gary Moquino, Historic Preservation Division Planner Manager
Mr. Frank Ruybalid, Assistant City Attorney
Ms. Lani McCulley, Senior Planner
Mr. Paul Duran, Senior Planner
Ms. Amanda Romero, Senior Planner

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

2. **Approval of Agenda**

Gary Moquino advised that the meeting Zoom link moving forward will be https://santafe/gov/zoom/us/J81870454328, and that Item 8a, 2025-010873-HDRB, 219 to 219 A Washington Avenue, under Old Business, has been postponed.

Member Aguilar Medrano moved to approve the agenda as amended. Member Degnan seconded. The motion passed unanimously by voice vote (5-0).

3. **Approval of Minutes**

a. August 12, 2025

No changes were made to the minutes of August 12, 2025.

Member Bienvenu moved to approve the minutes as submitted. Member Aguilar Medrano seconded. The motion passed unanimously by voice vote (6-0).

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

a. 2025-009774-HDRB, 1184 Cerro Gordo Road February 11, 2025.
b. 2025-009784-HDRB, 512 Abeyta Street February 25, 2025.

Member Degnan moved to approve the Fact and Conclusions of Law, as submitted. Member Mather seconded. The motion passed by voice vote (4-0). Member Bienvenu abstained.

5. **Matters from the Public**

Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, expressed concern that the updated Zoom link was not shared publicly and urged that the link be properly reposted to ensure accessibility.

Ms. Beninato questioned the legality of rescinding a previous vote on a land use decision, as there are no city code provisions referencing the matter. Mr. Ruybalid should provide a legal citation to clarify whether the Board has the authority to do so. If reconsideration does not occur within a defined time frame, the appropriate procedure would be to file an appeal first to the governing body, and then, if necessary, to the district court. Allowing a rescission months after a decision would set a problematic precedent. Reconsideration of a decision should be based on a legal issue rather than subjective concerns, such as insufficient attendance at a prior meeting. In the Mr. Martinez case, a 2–1 vote would not constitute a valid majority and could be a legal reason for reconsideration, but personal dissatisfaction with attendance levels would not. Reopening cases on that basis could lead to endless re-hearings.

Additionally, Ms. Beninato expressed disappointment that the Romero Street applicant was not informed that the City Land Use Director has the authority to waive or reduce fees for appeals based on financial hardship, and similar discretion should apply to

exceptions. Applicants should be required to demonstrate income eligibility to qualify for fee reductions.

6. **Staff Communications**
   a. **Land Development Code:** Heather Lamboy reported that the Land Development Code update will be brought forward for review within the coming month.
   b. **General Plan Update:** Ms. Lamboy announced that the General Plan assessment report was completed, the first session with the technical working group and the Planning Commission to begin the visioning phase was held, and a public survey was released.

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

The case was postponed.

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

Paul Duran presented the case and staff recommendation. Staff found that all the exception criteria had been met and recommended approval of the application, as it complies with Section 14-5.2(D) of the General Design Standards for all Historic Districts and Section 14-5.2(I) of the Westside Guadalupe Design Standards.

Bob Kreger, 3068 Plaza Blanca, was sworn in. Mr. Kreger confirmed that the existing stucco is cementitious while the coat is synthetic. The proposed stucco color closely matches the existing stucco, which will be left as is.

Public Comment:
Ms. Stefanie Beninato, PO Box 1601, Santa Fe, New Mexico, was sworn in. Ms. Beninato requested clarification on whether the structure will extend beyond both the east and west sides, as it is not apparent from the drawings how the east side is affected.

Mr. Duran clarified that the proposed addition extends approximately 10 feet north from the existing structure. Due to the unique cross-shaped floor layout, the northern extension is visible from the west elevation, even though it primarily extends northward. However, since the property is located north of 549 Agua Fria Street and is not publicly visible, the addition will not be visible from any public right-of-way.

Board Action:
Member Degnan moved in case 2025-010945-HDRB at 549 ½ Agua Fria Street to approve the request for a 240 square foot addition on the property's north elevation. Member Mather seconded. The motion passed with the Board voting unanimously (50).

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

Paul Duran presented the case and staff recommendation. Staff found that all exception criteria were met and recommended approval of the proposed project as it complies with Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(E) Downtown and East Side Design Standards.

Mr. Duran advised that the exterior elements are made of stained wood, that the radius of the rounded corners proposed was recommended to be three inches by staff, and that clarification is required from the applicant on whether the clear coat and river rock treatments are only on the cistern and wall. The garage doors will be wood-clad.

Ms. Lamboy advised that per Section 14-5.2, no more than 40% of the façade shall be occupied by windows, to mimic traditional buildings. The calculation is based on elevation and not the overall façade. Although the east and north elevations have significant glazing, it is likely to fall below the 40% threshold.

Graham Hogan, 1 de Bajo, Placitas, New Mexico, was sworn in. Mr. Hogan advised that the subdivision includes three lots enclosed by a coyote fence and a designated view corridor on one edge of the property. Lot 2, currently vacant, will be developed with a new single-family residence on the southern portion of the lot, preserving the view corridor to the north.

The proposed design features a 4,668-square-foot, four-bedroom custom home built on a sloped site. The structure is designed primarily as a one-level residence with a lower level that includes a two-car garage, gym, and mudroom, connected internally by a staircase. The upper level features a south-facing main entry under a wood-covered portal, leading into a central living area which connects to two outdoor patios. Bedrooms are arranged along the west side. The south entry includes a covered canopy and a rainwater collection system, and the home consists of stepped volumes to integrate with

the terrain. The garage will be partially subterranean and clad in Santa Fe River cobblestone to blend with the landscape.

The exterior materials include smooth sand-float stucco in Santa Fe suede color, wood accents, and Santa Fe River cobblestone for walls and site features. The design incorporates rounded (bullnosed) corners, deeply recessed windows, and masonry-like proportions. Approval was requested for two-inch bullnose corners instead of the standard three inches, to match the neighboring residence.

There will be two chimneys for the living room and master bedroom fireplaces. No skylights are currently proposed, although they are a possibility.

Mr. Duran advised that the applicant originally requested approval for a one-inch corner radius, which, due to miscommunication, was thought to be approved. Staff, however, recommend 2.5 inches as that was the average for surrounding structures based on a survey completed in 2024.

Regarding the windows and garage, the Board requested consideration of a lighter color than black or dark charcoal for the window and door trim to maintain consistency with the district's traditional aesthetic.

Public Comment:
Gail Hitchcock, 636 Garcia Street, was sworn in. Mr. Garcia expressed support for the project.

Doug McDowell, PO Box 99, Tesuque, New Mexico, was sworn in. Mr. McDall expressed support for the project, emphasizing that the applicants have been considerate, meeting with neighbors to ensure their design is acceptable. The neighborhood is experiencing a shift from traditional Pueblo Revival styles to newer interpretations with sharper lines and modern influences, which reflect evolving history.

Ms. Beninato, previously sworn in, expressed mixed feelings about the project, emphasizing the importance of maintaining Santa Fe's historic architectural integrity rather than shifting toward more modern styles. While the smaller corner radius would preserve traditional character, the cistern would be less intrusive near the garage rather than visible on the main façade. Certain façades appear to have more glass than solid wall mass and may not meet historic preservation standards. The focus should not be on minimal features, such as canopies, to justify undivided glass areas. The Board should consider these factors moving forward. Additionally, coyote fencing is temporary and should not be considered when evaluating visibility.

Maggie Fine was sworn in. Ms. Fine expressed support for the project.

Helen Rogers, 637 Garcia Street, was sworn in. Ms. Rogers expressed support for the project.

Board Action:
Member Bienvenu moved in case 2025-010946-HDRB at 643 Garcia Street to approve the design as submitted provided that the structure has no public visibility on any façades, has rounded bullnose corners of a minimum 2.5 inch radius, has recessed windows, has wood garage doors with clear coats, has trim a bronze color or lighter for the exterior windows and doors, and that staff review the conditions before approval. Member Mather seconded. The motion passed with the Board voting unanimously (5-0).

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

Lani McCulley presented the case and staff recommendation. Staff found that all exception criteria were not met and recommended denial of the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the application as the proposed rooftop feature is not compatible with the simplistic lines of the structure, the clean lines of the building conflict with the concentrated lines of the rooftop feature as they do not comply with Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(e) to the Downtown and East Side Historic Design Standards.

John Padilla, PO Box 22986, Santa Fe, New Mexico, was sworn in. Mr. Padilla advised that it was determined that, as the property lies within the city's Historic District and holds a contributing historic designation, the original footprint of the structure is exempt from compliance with the 2021 New Mexico Energy Conservation Code and the 2021 International Energy Conservation Code. However, this exemption does not apply to the proposed addition, which is required to meet the current energy standards. The design has been challenging, as the new construction must achieve an insulation value of R30 in the walls and R49 in the roof. At the same time, the existing historic section cannot feasibly accommodate that level of insulation. Adding insulation to the interior would reduce the ceiling height below the eight-foot code minimum, and adding insulation externally is not permitted under historic preservation regulations.

Mr. Padilla requested special consideration and approval of the project exceptions, which seek to replace existing non-historic doors and windows with new, energy-efficient units that are visually consistent with the originals. The window and door assessment, prepared by Ray Patterson, confirmed that doors one through six do not require preservation. The replacement doors and windows would be installed within the existing openings, matching the original patterns to maintain the façade's appearance and proportions while addressing condensation and moisture.

Certain doors and windows previously approved for removal, including those providing access to now-obsolete mechanical rooms, should remain part of the approved plan, as the rooms are no longer functional. The stair addition would provide access to a deck, not be visible from any public vantage point.

Mr. Padilla proposed a 103-square-foot closet addition on the east façade, which is considered the non-primary elevation. The addition would be set back seven feet instead of 10, as this provides a more functional connection between the main bedroom and the new closet. The residence is intended for use as a primary dwelling, and the changes would enable the owners to meet modern energy and livability standards while preserving the home’s historic appearance.

The closet addition has a lower parapet height than the tallest existing parapet on the east façade, resulting in a minimal visual impact. The elevation drawing exaggerates the visibility of the addition, since a person walking along the right-of-way or sidewalk would never view the east addition and the primary façade simultaneously. The existing east wall stands over 13 feet tall, and the addition would not be visible from public areas unless someone were standing directly on the property next to the house. Regarding the windows, they would be replaced with units of the same profile and mutton arrangement.

Mr. Padilla explained that the current proposal shows the existing window that was approved to remain, the corner window on the far left, and the previously approved door placement. The only modification being proposed is the addition of divided light patterns to the remaining windows, but one of the elevation drawings mistakenly shows four windows instead of three. The previously approved design had already authorized the removal of the two mechanical room doors and the adjacent window to the left.

The two garages, which fit five cars, are intended solely for the homeowner’s use and would partly serve as storage.

Public Comment:
Colleen Gavin, 130 Grant Avenue, was sworn in. Ms. Gavin advised of an existing parking easement on Tract B, the parcel containing 126 Camino Santiago. The easement is designated as a fire lane for the La Sequoia de El Castillo subdivision. According to the development plan, the fire lane easement must remain unobstructed, unaltered, and open.

Mr. Padilla confirmed that access through the easement remains and will not be blocked or altered.

Ms. Lamboy raised a point of order, requesting that applicants refrain from speaking during the public comment portion of the meeting. Additionally, the easement must be maintained, and the development plan, a legal document, must be adhered to.

Onesimo Vigil, 126 Camino Santiago, was sworn in. Mr. Vhel, the property owner, requested approval for the exceptions. The proposed window replacements would maintain the historic appearance and comply with all preservation guidelines. The architect, who is familiar with the Board and has expertise in historic preservation, was specifically selected to ensure compliance. The closet addition would be approximately 100 square feet, minimally visible, and intended as storage. The garage conversion would improve security, as neighbors and their pets occasionally access the yard.

Ms. Beninato, previously sworn in, agreed with the staff recommendations, noting that several exceptions were granted in 2024, and suggesting that the house could be redesigned internally without an addition. The insulation and ceiling height concerns are invalid as the original portion of the home is not subject to green code requirements.

Ms. Beninato noted that Ray Patterson's window comments have caused confusion by suggesting replacement rather than evaluating repairs. While enclosing the existing carport may be acceptable, the number of parking spaces should not increase. The proposed upper deck, while partially screened, would still be visible. The applicants are seeking excessive modifications beyond the property's original intent, and a more suitable home for their needs should have been selected.

Ms. Lamboy advised that it does not appear that the addition encroaches on the easement.

Mr. Padilla, previously sworn in, advised that the width of the addition complies with the development plan and that the fire access will remain open, although parking will not be permitted.

Member Bienvenu noted the substantial time the Board and staff spent on the applicant's previous requests, and that decisions were made to ensure a harmonious outcome, rather than evaluating individual elements. Reconsidering the window request would undermine prior Board deliberations, which had accommodated the applicant while preserving the property's historic character.

The Board noted that although a single door, deemed non-historic, could be approved, staff recommended rejecting the project as a whole.

Board Action:
Member Bienvenu moved in case 2025-011103-HDRB at 126 Camino Santiago to deny the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the project presented in the application, for the reasons presented by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (5-0).

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

Ms. McCulley presented the case and staff recommendation. Staff found that all exception criteria were not met and recommended denial of the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(a) to exceed 50% of the historic footprint, as the exceptions do not comply with Section 14-5.2(D) General Design Standards for all Historic Districts and Section 14-5.2(e) to the Downtown and East Side Historic Design Standards.

Mr. Padilla, previously sworn in, reiterated the request to replace the existing windows with in-kind versions. Regarding the front door, while it had been previously noted as a historic element, the door is in fact non-historic, and the Board should consider its approval.

The seven-foot offset was chosen to avoid moving the existing doors from their approved location, which allows the portal to function without altering previously approved elements. However, the applicant would consider a 10-foot setback, although this adjustment would necessitate relocating the existing doors as outlined in the approved plan.

Public Comment:
Colleen Gavin, previously sworn in, requested that the easement continue to serve as both a parking area and a fire lane, and that any future proposals respect these uses.

Ms. Beninato, previously sworn in, reiterated her prior comments, noting that the Board has already granted multiple exceptions. The proposed extensive glass on the west side

would increase heat gain. Alternative methods for mitigating heat, such as window shades or changing openings, should be considered.

Onesimo Vigil, previously sworn in, expressed confusion with the ongoing process, noting it has spanned several years, and questioned the consistency of window replacements. While some windows will remain historic, new, energy-efficient windows will be added elsewhere, potentially creating a visual mismatch. It was requested that the Board reconsider approval of the front door, which has been replaced multiple times and is non-historic.

Member Mather departed the meeting at 7:42 p.m.

The Board acknowledged that the previous door approval rejection must hold merit and that the applicant was within their right to appeal, but they did not.

Board Action:
Member Bienvenu moved in case 2025-011105-HDRB at 128 Camino Santiago to deny the exception to 14-5.2(D)5(a) for replacing historic windows on a primary façade, the exception to 14-5.2(D)2(d) for constructing an addition within 10 feet of the primary façade, and the exception to 14-5.2(D)2(d) to exceed 50% of the historic footprint, as well as other elements of the project presented in the application, for the reasons presented by staff. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

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

Mr. Duran presented the case and staff recommendation for the historic status of the main residential structure, garage, and southern yard wall to be upgraded to contributing and designating the east façades of each structure as the primary façades numbers one and two on the façade diagram per Section 14-5.2(C) designation of significant, contributing, and non-contributing status within the Historic Districts.

Mr. Duran confirmed that the wood, along with altered windows, doorways, and the middle garage door, is non-historic and should be excluded from the primary façade designation. Although Mr. Murphy's report does not address the walls, aerials show they were present as of 1968, although the north and east sides are unclear. By 1985, the southern boundary wall was present with fencing along the streetscape.

Mr. Padilla, previously sworn in, noted that several improvements were made by the previous owner after 2015, including the addition of the north wall and the replacement of the portal's metal posts with heavy beams. Only a portion of the south wall is indicated in the façade diagrams, and the CMU wall, which has been in existence for over 50 years,

does not add historic significance and should be considered non-contributing. The east and west walls were built more recently with modern materials.

Regarding the garage, as the original architectural features no longer exist, it should be non-contributing, as is the neighboring unit.

Public Comment:
Ms. Beninato, previously sworn in, emphasized that each property should be evaluated individually, and past precedent should not dictate current decisions. Rear garages were typical of specific historic periods and may be considered contributing if consistent with original openings. Similarly, block walls, used before 1950, can be historically significant, despite not being made of adobe. While the primary façade is generally the front, the façade featuring a single window may also warrant consideration as a contributing element.

Mr. Al, 530 Calle Corvo, Santa Fe, was sworn in. Mr. Al noted that the garages at 532 and 530 Calle Corvo share a back wall and have a zero-lot-line configuration, with shared interior and west-side walls. The garage at 530 Calle Corvo was deemed non-contributing on September 9, 2025. Although plans for that structure are unclear, it has historically served as a residence.

Mr. Moquino added that a wall, fence, maintenance and repairs were approved by the historic preservation division in 2016.

Board Action:
Member Cherry moved in case 2025-011108-HDRB at 532 Calle Corvo to follow staff recommendations to revise the designated structure as contributing, identify façades one and two on the east side as primary façades, designate the south wall as contributing, designate the garage as contributing, with its east façade as primary, and elevating the property's status from non-contributing to contributing. Member Degnan seconded. The motion passed with the Board voting unanimously (4-0).

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

Mr. Duran presented the case and staff recommendation. Staff found that all exception criteria were met and recommended approval of the addition to the primary façade and other elements of the application as they comply with 14-5.2(D)2(d) General Design Standards for all Historic Districts and 14-5.2(H) Don Gaspar Area Historic District Design

Standards, and that 14-5.2(CF) restoration of status: If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure status, staff or the Board may require the property owner to restore the structure such that its former status is restored.

Mr. Duran confirmed that no repairs or upgrades were to be completed without Board approval, as the structure is significant, but between 38 to 40 square feet of structure were added. The owners purchased the home in 2022, and the initial discussions regarding repairs were tabled for approximately eight months. None of the tabled items is being brought to the Board at the meeting. The completed work may impact the property's designation as a state and nationally registered historic site. In such cases, the Board could consider restoring the property's status if its significance is diminished.

Ms. Lamboy advised that such a restoration is not automatically required and that the Board must assess whether the proposed work harms the structure’s historic status.

The Board noted that the lack of accurate documents and photographs complicates the decision-making process, as it is unclear which sections of the property were altered and when. Although professional drawings are not required, the submitted documents appear to be inaccurate, and elevation drawings would be helpful, as well as details showing what the railings and other elements would look like. The unpermitted alterations should be addressed.

Kirsten Trusco, 121 East Santa Fe Avenue, was sworn in. Ms. Trusco advised that the home was purchased in May 2023 with the intention of restoring it in accordance with preservation standards. When purchased, the roof was actively leaking, and the walls were severely damaged. One corner of the structure was particularly compromised due to a poorly executed addition, possibly from the 1970s, which had resulted in structural issues and unsanitary conditions, including a rodent infestation. Some items, such as the deck, were repaired, according to the home insurer’s request. The approved roofing plan necessitated an extension of the roofline to rectify a problematic curve that contributed to wall deterioration. It was believed that all corrective work was included in the approved scope.

The shingled portion of the structure was intended to match neighboring homes. Verbal guidance had been received regarding the shingles, but not formal written approval.

The Board expressed concern over the addition of four windows, which drastically affects the façade.

Public Comment:
Ms. Beninato, previously sworn in, noted inconsistencies between the drawings and site photographs. The added shingles and other modifications compromise the historic integrity of the house and are incompatible with its character. The window HVAC unit

should be removed. Wooden railings or picket-style designs better match the area's historic aesthetic. The emergency repair procedures could have been followed without extending or altering the wall, and the alterations may warrant reconsideration of the property's historic status and related tax credits.

Board Action:
Member Aguilar Medrano moved in case 2025-011122-HDRB at 121 East Santa Fe Avenue to postpone the decision to November 18, 2025, staff to compile all work that has been done without approval, work to be indicated on revised drawings, applicant work with staff to ensure that the drawings comply with the requirements as outlined including a site plan, light fixtures. Member Cherry seconded with a friendly amendment that accurate drawings of the structure to scale be provided to include floor plans. The motion passed with the Board voting unanimously (4-0).

The Board requested that staff compile information on all unapproved alterations indicated on the revised drawings and ensure that the drawings comply with requirements.

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

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

11. **Next Meeting**
The next meeting date is October 14, 2025.

12. **Adjournment**
Member Degnan moved to adjourn. Member Cherry seconded. The vote passed unanimously, and the meeting was adjourned at 9:12 p.m.

Minutes prepared by Lorena Araujo of Minutes Solutions Inc.

_____ _____
Cecilia Rios, Historic District Review Board Chair Date

2026 HISTORIC DISTRICTS REVIEW BOARD HEARING SCHEDULE - INTERNAL

11:00 AM	1:00 PM	5:00 PM	5:00 PM	5:00 PM	12:00 PM	3:00 PM	10:00 AM	3:00 PM	12:00/5:00PM	1:00 PM	12:00PM & 5:30PM	5:00 PM
(PUBLIC) APPLICATION SUBMITTAL	STAFF REVIEWS APPLICATION DOCUMENTS	STAFF REQUEST ADDITIONAL INFORMATION FROM APPLICANT	APPLICANT MUST PROVIDE ADDITIONAL INFORMATION	STAFF ENTER CASE IN CG & WRITES AGENDA CAPTION	COMPLETED CAPTIONS DUE TO PLANNER	POST AGENDA CG & NEWSPAPER	CREATES POSTER FOR APPLICANTS TO DISPLAY	STAFF REPORTS DUE TO MANAGER	MGR REVIEW COMPLETED BY 12PM . COMPLETED STAFF REPORTS BY 5PM	PACKET TO PLANNER, CIVIC GOV.	FIELD TRIP & HDRB HEARING	FOF & COLs & BOARD ACTION LETTERS DUE
MONDAY	WEDNESDAY	WEDNESDAY	FRIDAY	MONDAY	WEDNESDAY	THURSDAY	FRIDAY	MONDAY	WEDNESDAY	THURSDAY	TUESDAY	WEDNESDAY
15-Dec	17-Dec	17-Dec	19-Dec	22-Dec	23-Dec (Tuesday)	23-Dec (Tuesday)	26-Dec	5-Jan	7-Jan	8-Jan	13-Jan	14-Jan
						8-Jan	9-Jan	16-Jan(Friday)	21-Jan	22-Jan	27-Jan	28-Jan
12-Jan	14-Jan	14-Jan	16-Jan	20-Jan(Tuesday)	21-Jan	22-Jan	23-Jan	2-Feb	4-Feb	5-Feb	10-Feb	11-Feb
						5-Feb	6-Feb	16-Feb	18-Feb	19-Feb	24-Feb	25-Feb
9-Feb	11-Feb	11-Feb	13-Feb	16-Feb	18-Feb	19-Feb	20-Feb	2-Mar	4-Mar	5-Mar	10-Mar	11-Mar
						5-Mar	6-Mar	16-Mar	18-Mar	19-Mar	24-Mar	25-Mar
16-Mar	18-Mar	18-Mar	20-Mar	23-Mar	25-Mar	26-Mar	27-Mar	6-Apr	8-Apr	9-Apr	14-Apr	15-Apr
						2-Apr	3-Apr	20-Apr	22-Apr	23-Apr	28-Apr	29-Apr
13-Apr	15-Apr	15-Apr	17-Apr	20-Apr	22-Apr	23-Apr	24-Apr	4-May	6-May	7-May	12-May	13-May
						7-May	8-May	18-May	20-May	21-May	26-May	27-May
11-May	13-May	13-May	15-May	18-May	20-May	21-May	22-May	1-Jun	3-Jun	4-Jun	9-Jun	10-Jun
						4-Jun	5-Jun	15-Jun	17-Jun	18-Jun	23-Jun	24-Jun
15-Jun	16-June (Tuesday)	17-Jun	18-June (Thursday)	22-Jun	24-Jun	25-Jun	26-Jun	6-Jul	8-Jul	9-Jul	14-Jul	15-Jul
						9-Jul	10-Jul	20-Jul	22-Jul	23-Jul	28-Jul	29-Jul
13-Jul	15-Jul	15-Jul	17-Jul	20-Jul	22-Jul	23-Jul	24-Jul	3-Aug	5-Aug	6-Aug	11-Aug	12-Aug
						6-Aug	7-Aug	17-Aug	19-Aug	20-Aug	25-Aug	26-Aug
10-Aug	12-Aug	12-Aug	14-Aug	17-Aug	19-Aug	20-Aug	21-Aug	31-Aug	2-Sep	3-Sep	8-Sep	9-Sep
						3-Sep	4-Sep	14-Sep	16-Sep	17-Sep	22-Sep	23-Sep
14-Sep	16-Sep	16-Sep	18-Sep	21-Sep	23-Sep	24-Sep	25-Sep	5-Oct	7-Oct	8-Oct	13-Oct	14-Oct
						8-Oct	9-Oct	19-Oct	21-Oct	22-Oct	27-Oct	28-Oct
9-Oct (Friday)	14-Oct	14-Oct	16-Oct	19-Oct	21-Oct	22-Oct	23-Oct	2-Nov	4-Nov	5-Nov	10-Nov	12-Nov (Thursday)
						5-Nov	6-Nov	16-Nov	18-Nov	19-Nov	24-Nov	25-Nov
9-Nov	10-Nov (Tuesday)	10-Nov (Tuesday)	13-Nov	16-Nov	18-Nov	19-Nov	20-Nov	30-Nov	2-Dec	3-Dec	8-Dec	9-Dec

NOTE: Time and date of hearing may be subject to change. Please contact the Historic Preservation Division at historicpreservation@santafenm.gov for confirmation. No submittal changes after staff writes agenda or postponement is automatic. Incomplete submittals will not be placed on agenda. Staff will make determination of completeness and notify applicant of hearing date.

2026 HISTORIC DISTRICTS REVIEW BOARD HEARING SCHEDULE

11:00 AM	5:00 PM	5:00 PM	5:00 PM		5:00 PM	5:00 PM	12:00 PM / 5:30 PM
APPLICATION SUBMITTAL (PUBLIC)	STAFF REQUEST FOR ADDITIONAL INFORMATION (Applicant)	APPLICANT TO PROVIDE ADDITIONAL INFORMATION	AGENDA IS PUBLISHED IN CG	AGENDA IS PUBLISHED IN NEWSPAPER	5 PM APPLICANT DEADLINE TO DISPLAY POSTER	PACKET TO PRIME CIVICGOV	FIELD TRIP / HDRB HEARING
MONDAY	**WEDNESDAY**	**FRIDAY**	**THURSDAY**	**SUNDAY**	**MONDAY**	**THURSDAY**	**TUESDAY**
15-Dec, 2025	17-Dec, 2025	19-Dec	23-Dec (Tuesday)	28-Dec	29-Dec	8-Jan	13-Jan
			8-Jan	11-Jan	12-Jan	22-Jan	27-Jan
12-Jan	14-Jan	16-Jan	22-Jan	25-Jan	26-Jan	5-Feb	10-Feb
			5-Feb	8-Feb	9-Feb	19-Feb	24-Feb
9-Feb	11-Feb	13-Feb	19-Feb	22-Feb	23-Feb	5-Mar	10-Mar
			5-Mar	8-Mar	9-Mar	19-Mar	24-Mar
16-Mar	18-Mar	20-Mar	26-Mar	29-Mar	30-Mar	9-Apr	14-Apr
			2-Apr	12-Apr	13-Apr	23-Apr	28-Apr
13-Apr	15-Apr	17-Apr	23-Apr	26-Apr	27-Apr	7-May	12-May
			7-May	10-May	11-May	21-May	26-May
11-May	13-May	15-May	21-May	24-May	25-May	4-Jun	9-Jun
			4-Jun	7-Jun	8-Jun	18-Jun	23-Jun
15-Jun	17-Jun	18-Jun (Thursday)	25-Jun	28-Jun	29-Jun	9-Jul	14-Jul
			9-Jul	12-Jul	13-Jul	23-Jul	28-Jul
13-Jul	15-Jul	17-Jul	23-Jul	26-Jul	27-Jul	6-Aug	11-Aug
			6-Aug	9-Aug	10-Aug	20-Aug	25-Aug
10-Aug	12-Aug	14-Aug	20-Aug	23-Aug	24-Aug	3-Sep	8-Sep
			3-Sep	6-Sep	7-Sep	17-Sep	22-Sep
14-Sep	16-Sep	18-Sep	24-Sep	27-Sep	28-Sep	8-Oct	13-Oct
			8-Oct	11-Oct	12-Oct	22-Oct	27-Oct
9-Oct (Friday)	14-Oct	16-Oct	22-Oct	25-Oct	26-Oct	5-Nov	10-Nov
			5-Nov	8-Nov	9-Nov	19-Nov	24-Nov
9-Nov	10-Nov (Tuesday)	13-Nov	19-Nov	22-Nov	23-Nov	3-Dec	8-Dec

NOTE: Time and date of hearing may be subject to change. Please contact the Historic Preservation Division at historicpreservation@santafenm.gov for confirmation. No submittal changes after staff writes agenda or postponement is automatic. Incomplete submittals will not be placed on agenda. Staff will make determination of completeness and notify applicant of hearing date.

City of Santa Fe, New Mexico

memo

DATE: November 18, 2025

TO: Historic Districts Review Board

VIA:
Maggie Moore, Assistant Land Use Director
Gary Moquino, Historic Preservation Division Manager

FROM: Heather Lamboy, AICP, Planning & Land Use Director HLL

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

____ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Previous Building Permit Documents

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the addition to a primary facade. Staff recommends approval of the other elements of the application as they

comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standards. 14-5.2(C)(f) Restoration of Status
If a property owner makes changes to a structure without the proper city approvals which result in the lowering of the structure's status, staff or the board may require the property owner to restore the structure such that its former status is restored.

Sample motions:

Two motions may be required in this case. One motion is required for the exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade, and one for the elements of the project that do not require an exception.

Remodels:

a. In case 2025-011122-HDRB, for 121 E. Santa Fe Ave, approve/deny the exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade, finding that the exception criteria have been met.
b. In case 2025-011122-HDRB, for 121 E. Santa Fe Ave, approve/deny the elements of the project that do not require an exception.

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

BACKGROUND & SUMMARY:

Streetscape:
The single-family residence located at 121 E. Santa Fe Ave is situated between Don Gaspar Ave to the west and Webber Street to the east. The general development of this specific area took place in the early 1900s into the 1930s as identified in the Santa Fe County Tax Parcel Map and is part of the Salmon Addition, which represents one of the first American-style subdivisions in the district. The combination of Craftsmen and Spanish Pueblo Revival style homes on this street makes it a stand-alone streetscape that is mirrored anywhere else in the Historic Downtown area. The red brick pitched roofs with dormers, and multi-storied structures which include attics and basements, separates itself from what is commonly observed in the historic districts. Generally, the properties are bungalows and include wooden picket fences, porches over the entrance with wooden decking, wood-framed three-over-one windows, and brick chimneys. The vegetation includes mature fruit trees, cottonwoods, and perennial grasses and shrubbery.

The applicant is before the HDRB as a result of the issuance of a red tag for unpermitted construction. What was originally a laundry room in a historic addition on the northwest corner of the house was replaced with a larger addition to accommodate expanded space. What prompted the change was, when the roof was replaced, structural damage was discovered at the location

where the addition attached to the building. The reroof of the structure, approximately 3,098 sq. ft. had been permitted administratively.

Site Description:

121 E. Santa Fe Ave is a single-family residence designated as significant to the Don Gaspar Area Historic District. The Santa Fe County Tax Parcel Map identifies that the structures on the property were constructed on a 0.32-acre parcel in 1915 and comprised of approximately 3,098 sq. ft. of roofed area. The structure is a stand-alone Craftsmen home built from red brick, with a pitched shingle roof with dormers, a brick chimney, wooden deck and a porch at the entry way, with a wooden picket fence in front of the yard wall. Several additions have occurred since the original construction, however the additions are noted as historic in nature. The structure was nominated as significant in 1985 by the State of New Mexico Office of Cultural Affairs Historic Preservation Division Cultural Properties Review Committee (CPRC). The historic name of the house is the Dunleavy Berry House.

Previous Hearing Overview and Updated Information:

At the September 23 meeting, the HDRB expressed concerns with the readability of the plans. Furthermore, questions were raised regarding whether a fence and pergola previously existed. The HDRB requested a floor plan to understand better the internal changes associated with the addition.



Figure 1: Real Estate Photo 2023. Note existing fence and pergola.

In response to HDRB concerns, the applicant has provided updated drawings. The floor plan had been provided previously but was not included in the packet.

Relative to the addition on the rear of the building, it replaced a previous mud room addition that was constructed prior to the 1970s. Due to the informal construction methods of the time, the building eave became damaged through the attachment of the addition. The original building is characterized by extended eaves and the addition was constructed in a manner that caused damage to the eave over time.



Figure 2: Addition in 2023, prior to demolition. Note attachment to original building's eaves. Addition was removed, roof repaired, and construction of a new addition that is 42 square feet larger (through the squaring off of the addition at the original entryway) than the historic addition.

PREVIOUS CASE SUMMARIES:

HDRB: H-96-017, January 23, 1996, the Board denied the application request to replace the existing shingle roof with a standing seam metal roofing system. The denial of the request was based upon Section 14-70.71A 1987 SFCC, which requires that a false historical appearance is not created.

ADMINISTRATIVE: Case No. 2023-007613-ADMIN.

Approved scope of work:

1) Replace the windows on the dormer to reflect the style of the windows and the other two dormers more accurately.
2) Replace the windows with double-pane windows in a style that is similar to the historic windows on the rest of the house (except the casita).
3) Include grills across the entire window.
4) The windows will be painted white, consistent with the primary color of the house.
5) Paint the house the same color of white.
6) Propose to repair and repaint the windows to the original white color.
7) Repair and replace the screens as well as manufacture identical new storm windows for the winter weather, granted the option for light blue.
8) Repair the brick planter immediately in front of the deck.
9) Repair and repaint the front door white, which is the current color.
10) Replace fence at the end of the driveway (on west side of the house) with a cedar shingle gate as well as a double gate to accommodate larger items going to the backyard (see drawing). The current fence is in disrepair and is currently painted red. Propose staining the cedar in a red tint that would not significantly alter the look.

ADMINISTRATIVE: Case No. 2023-007139-ADMIN.

Approved scope of work:

1) Re-roof the structure as submitted with the condition that there shall be no publicly visible rooftop appurtenances. Repair damaged wood in-kind maintaining as much historic materials as possible. Shingles will be replaced in kind with Terra Cotta color to match existing.

APPLICANT'S CURRENT REQUEST:

The applicant proposes the following exterior alterations:

1) Replace the windows on the east dormer to reflect the style of the windows and the other two dormers more accurately.
2) Replace the front concrete and brick patio in-kind.
3) Replacement of front patio deck with cedar with weather-resistant coated decking material.
4) Repair the brick planter immediately in front of the deck.

5) Install 41" railings on the front porch, which will be consistent with building code.
6) Repair and repaint the front door white, which is the current color.
7) Repair and repaint the windows.
8) Repair and replace the screens as well as manufacture identical new storm windows for the winter weather; color will remain white.
9) Rebuild the original white picket fence at the front of the property.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(2)(d) additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade: The applicant requests an exception to 14-5.2(D)(2)(d) for a 28 sq. ft. addition to the north primary façade.

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

Applicant Response: The additional walls are stucco and cedar shake, consistent with the district and the property. The add on done in the past added a stucco casita to the back of the house. The dormers and house immediately next door is almost 100% cedar shake.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion is met. The applicant constructed the 42 sq. ft. addition on the north primary façade to preserve the roof and the overall condition of the structure under the premise the contractor had previously received Board and staff approval. Given the current condition, the applicant is coming before the Board for retroactive approval for the non-approved and non-permitted work.

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

Applicant Response: Four walls were completely rotted due to the add on in the last century. This poses a health risk (mold) and a physical risk (falling down).

Staff Response: Staff has evaluated the applicant's response and finds that this criterion is met. The applicant constructed the 42 sq. ft. addition on the north primary façade to preserve the roof and the overall condition of the structure under the premise the contractor had previously received Board and staff approval. Given the current condition, the applicant is coming before the Board for retroactive approval for the non-permitted work.

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

Applicant Response: The replacement of the walls allow the home to be occupied and remain structurally sound.

Staff Response: Staff has evaluated the applicant's response and finds that this criterion is met. The applicant constructed the 42 sq. ft. addition on the north primary façade to preserve the roof and the overall condition of the structure under the premise the contractor had previously

received Board and staff approval. Given the current condition, the applicant is coming before the Board for retroactive approval for the non-permitted work.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of conjectural features or architectural elements from other *buildings*, shall not be undertaken;

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

(4) Compliance with General and Specific Design Standards Required

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

(5) Exceptions

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

(a) Height

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

(b) Design Standards and Signage

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

(ii) For contributing *structures* shall be no more than one additional *story* higher than the existing *structure*. To the extent architecturally practicable, two-story

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

increase in height shall be constructed only in the form of *building* stepbacks from the *street*.

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

(H) **Don Gaspar Area Historic District**

(1) District Standards

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

(a) Slump block, stucco, brick, stone, or wood shall be used as exterior *wall* materials. Aluminum siding, metal panels, mirrored glass and unstuccoed concrete block or unstuccoed concrete shall not be used as exterior *wall* materials. The painting of *buildings* with a color that causes arresting or spectacular effects or with bold repetitive patterns, or using *building* as signs is prohibited. Murals, however, are permitted and may be referred to the city arts board for an advisory recommendation.

(b) Roof forms including but not limited to flat, gabled, shed, and *hipped roofs* are allowed. Folded plate or hyperbolic roofs are not allowed.

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

(i) raising the parapet;

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

(iii) framing the collector with wood;

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

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

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

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

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

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

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

(g) For *residential* uses, paving with asphalt or parking is not allowed in the front *yard* except in the sidewalk or driveway.

(h) For commercial uses zoned C-1 front *yards* are required to be landscaped, and no required front *yard* shall be used for *off-street parking*.

(i) As a condition of any rezoning all *applicants* shall provide evidence of sufficient *off-street parking* and an intent to maintain the architectural integrity of the existing *building* or to conform to the architectural style of the district if constructing a *building* on a vacant *lot*.

(2) Walls; Fences; Solar Collectors; Administration

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

DEFINITIONS:

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: November 27, 2023

To: Building Permit Division

From: Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 121 E SANTA FE AVE, Santa Fe, NM 87505

Case Number: 2023-007613--ADMIN

Contact Name: Brett E Trusko

Phone Number:

Email: brett.trusko@gmail.com

Approved Scope of Work: *The east dormer has windows that are not substantially like the other two dormers on the house. We would like to replace the windows on said dormer to reflect the style of the windows and the other two dormers more accurately. We propose to replace the windows with double paned in a style that is similar to the historic windows on the rest of the house (except the casita). This dormer was not a part of the original house and the current windows are substantially different. The replacement would include grills across the entire window. The windows will be painted white consistent with the primary color of the house.*
The house hasn't been painted in at least 20 years. Weather and UV damage can still be mitigated with new primer and paint. We propose painting the house the same color of white.
The windows have had little or no paint for at least 20 years. We propose to repair and repaint the windows. These windows are angled sash weighted windows. At least half of them is semi-functional due to the ropes being cut. We will paint the windows the original white.
We still have four original screens for the windows (11 windows). We would like to request that we repair and replace the screens as well as manufacture identical new storm windows for the winter weather. Current color is white. We anticipate that the color will remain white, but would like to be granted the option for light blue.
Repair the brick planter immediately in front of the deck. Many bricks are missing. We will endeavor to use the same bricks, but may not be able to locate them, in which case we would like to substitute like/kind.
The front door needs repair. There are several holes in it and one of the decorative accents is missing. We would like to repair and repaint the door white, which is the current color. Additional problems include failure to close properly, allowing cold weather in as well as loose glass.
Replace decrepit fence at the end of the driveway (on west side of the house) with a higher quality cedar single gate as well as a double gate to accommodate larger items going to the backyard (see drawing). Regarding the double gate, the single gate is not large enough to accommodate furniture or appliances that need to go to the back of the house or the ADU. The current fence is in disrepair and is currently painted red. We propose to stain cedar in a red tint that would not significantly change the look.

Conditions of Approval: *No other work is approved at this time.*

FURTHER ACTIONS REQUIRED: **PERMIT or PERMIT REVISION**

FINAL HISTORIC INSPECTION

Santa Fe Historic Preservation Division
Via email
Re: 121 E Santa Fe Ave. 1904 build craftsman home. Memorandum of Information

December 27, .2023

Dear Historic Preservation Division,

The purpose of this letter is:

- In follow-up to our series of emails back and forth, and to the letter sent November 11th,
- to rescind the remaining parts of an application,
- and to share a Memorandum of Information.

Application: Thank you for your November 27th list of administratively approved items. We will execute against this list. We are rescinding any remaining requests in this application.

Memorandum of Information
NM Code of Ordinances 14-5.2b sections 11-13, states that as an owner of an historic property, I am required to protect and maintain it.

The roof replacement was approved July 28th, including the required slope changes to enable proper drainage. The previous roof angles contributed to damage of the roof, and to leaking water which rotted the supporting walls. This had to be corrected, as approved in the roof replacement documents.

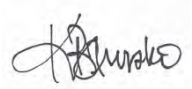
Research of craftsman homes of that era showed that shakes were often the norm - also evidenced by the house dormers, back of house, and in dormers and full siding on several houses on the street of the same era. Discussions with your inspectors about this building covering was answered with - it's not visible from the road, and doesn't need approval.

In summary: The utility room that supports the roof, is a part of what was corrected in execution of the approved roof work. It *is a match* to a 1904 craftsman style vs the rotted stucco that had been there, likely back to the 1970s when it is estimated that the part was added. The 1970s was prior to the declaration of South Capitol as an historic district. It's not clear when the city became aware of the back structure, but it IS listed in tax records and all owners have paid taxes based on the city and title companies' knowledge of its existence.

We are rescinding any parts of the application that are not already administratively approved in Mr. Duran's Nov 27th email.

Thank you for your time and attention in our efforts to restore this lovely - old house to its 1904 glory.

Respectfully,



Kirsten Trusko
415.860.7025 (cell – voice or text), kbtrusko@gmail.com

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

Permit

Permit NO: 2023-30663-EXPR Permit IVR Number: 248330
Permit Type: Express (Residential)
Work Classification: Re-roof
Permit Status: Issued

Issue Date: 08/16/2023 | Expiration: 08/15/2024

Location Address | **Parcel Number**

121 E SANTA FE AVE, Santa Fe, New Mexico 87505 | 11444608

Contacts

Brett Trusko — Property Owner
121 E Santa Fe AVE, Santa Fe, NM 87505
brett.trusko@gmail.com

DURABUILD CONSTRUCTION LLC — Applicant
19 PLAZA LA PRENSA UNIT A, SANTA FE , NM 87507
(505)920-5819 daniel@durabuildconstruction.org

Vaughn Irving — Applicant
19 Plaza La Prensa Unit A, Santa Fe, NM 87507
vaughn@durabuildconstruction.org

DURABUILD CONSTRUCTION LLC — Contractor
19 PLAZA LA PRENSA UNIT A, SANTA FE , NM 87507
(505)920-5819 daniel@durabuildconstruction.org

Description: Re-roof

Valuation: $43,494.00
Total Sq Feet: 2,700.00

Inspection Requests:
https://santafenm-energovpub.tylerhost.net/Apps/selfservice#/home

Occupancy Classification:

Type of Construction:

Fees	Amount
Administration Fee	$40.00
Archaeological Fee	$10.00
Permit Fee	$583.65
Residential Plan Review Fee	$291.83
Total:	**$925.48**

Payments	Amt Paid
Total Fees	**$925.48**
Credit Card	$925.48
Amount Due:	**$0.00**

Inspections:

Inspection Type	IVR No.
Building, Exterior Sheathing/Roof Deck	109
Final Building	199

FIELD COPY

Issued By Bobby Padilla, Certified Building Official

August 16, 2023
Date

By accepting this Permit and conducting work authorized by it, the Parties identified on this Permit under "Contacts" above hereby agree to comply with all applicable statutes and laws adopted by the State of New Mexico, all applicable codes and ordinances adopted by the City of Santa Fe, and all conditions of this Permit. Violation of legal requirements or Permit conditions may result in revocation of this permit under SFCC 1987, Section 14-11.4. Per SFCC Section 14.3-11(D)(5), the construction permit poster must be posted within 24 hours of issuance, must be securely placed on the property, and must be prominently displayed and readable from the street for the duration of construction. As set forth in SFCC 1987, Section 14-3.17, this Permit may be appealed within fifteen (15) days of the date it is posted, and in the event that an appeal is upheld, this permit may be revoked. By accepting this Permit and conducting work, the Parties hereby agree that any grading, building alteration, repairing, or any other construction work conducted during the appeal period is done at the Parties' own risk and without reliance on the issuance of this Permit. If this Permit is revoked, the Parties may be required to remove or remediate any building, grading, alteration, repairing, or any other construction that was conducted during the appeal period or conducted in violation of legal requirements or Permit conditions.

DISTRIBUTION: COPIES TO ORIGINATING OFFICE and APPLICANT.

Please note that all construction sites and associated permit holders within the City of Santa Fe must adhere to the approved best management practices (BMPs), for construction site management of stormwater runoff. Construction General Permits (CGP) and construction sites that disturb one (1) or more acres, including smaller sites that are part of a larger plan of development, must submit an US EPA Notice of Intent. Please see the following links for guidelines:

How to Apply for an US EPA Notice of Intent (NOI):
https://www.santafenm.gov/media/archive_center/EPA_NOI_Combined.pdf

Best Management Practices for Construction Sites:
https://www.santafenm.gov/media/archive_center/Best_Management_Practices1.pdf

US EPA Helpful Links for Construction Site Management:
https://www.epa.gov/npdes/stormwater-discharges-construction-activities

August 16, 2023

City of Santa Fe Land Use Department

Construction Application & Checklist
Commercial and Residential Re-Roof Submittals

OFFICE HOURS:
MONDAY – FRIDAY
8:00AM TO 5:00PM
CLOSED
12:00PM -1:00PM

TO BE COMPLETED BY CITY STAFF

APPLICATION TRACKING # 23-30663

TYPE EXPR ACCEPTED BY JaneR DATE ACCEPTED 7/28/23

PLAN CHECK FEE $ 291.83 WATER BUDGET FEES $ - PERMIT FEE $ 583.65

ZONE DISTRICT: R21 LAND USE CLASSIFICATION: ☐ ~~Escarpment~~ ☐ Floodplain ☐ ~~Historical~~

TO BE COMPLETED BY APPLICANT

SITE ADDRESS 121 E. Santa Fe Ave SUBDIVISION Don Gaspar LOT 21 BLOCK 100

☐ Owner/Builder
PROPERTY OWNER Brett Trusko
MAILING ADDRESS 121 E. Santa Fe Ave
Santa Fe, NM 87505
DAY TIME PHONE (925) 858-0905
EMAIL ADDRESS brett.trusko@gmail.com

X Contractor
CONTRACTOR NAME: Durabuild Construction Inc
MAILING ADDRESS 19 Plaza la Prensa, 87507
DAY TIME PHONE (505) 920-5819
State License # 392695 City License # 228692
EMAIL ADDRESS daniel@durabuildconstruction.org

PROJECT INFORMATION:
Construction Valuation $ $43,494 Roofing Sq. Ft. 2700 Building Type: Home

Roof Pitch 7:12 No. of Existing Layers 2 Roof Classification B (A, B, or C)

OVERLAY DISTRICTS:
✓ Historic Preservation Districts (pre-approval required, if applicable) ☐ Escarpment Overlay District (pre-approval required, if applicable)

DOCUMENT SUBMITTALS: 2 Sets of the following:

✓ **Roof Plan:** Type of roof system, the roof slope, and roof drainage

✓ **Manufacturer's specifications and installation instructions**

ALL COMMERCIAL RE-ROOF PROJECTS REQUIRE PROFESSIONAL SEALS TO ENSURE THE FOLLOWING:

- The structure is sufficient to sustain the weight of the additional dead load for the new roof system
- The roof deck is structurally sound
- Roof drains and drainage are sufficient to prevent extensive accumulation of water
- The existing roof system is securely attached to the deck
- The existing roof assembly above the deck line is dry or otherwise not deteriorated
- Fire retardant requirements are maintained

I hereby certify that I am the duly appointed agent authorized to act on behalf of the property owner. I also certify that the information provided in this application is true and correct and it represents the current and proposed status of the subject property; that the plans submitted with this application are complete and in compliance with the building standards set forth in the Santa Fe City Code; and that the plans illustrate all public and private easements located on the property. I also certify that plans and submittals have been prepared in accordance with the submittal checklist. I further understand that failure to follow submittal checklist will result in the delay or rejection of my application.

Contact Name Vaughn Irving Contact Phone (505) 577-4509

Signature Vaughn Irving Date 07 / 27 / 2023

200 Lincoln Avenue, Santa Fe, NM 87501 (505) 955-6585

*****APPLICATION MUST BE SUBMITTED IN PERSON*****

City of Santa Fe
Plan Review Comments Report (2023-30663-EXPR)

PERMIT ADDRESS: 121 E SANTA FE AVE
Santa Fe, New Mexico 87505

PARCEL: 11444608

APPLICATION DATE: 07/28/2023 **SQUARE FEET:** 2,700.00 **DESCRIPTION:** Re-roof

EXPIRATION DATE: **VALUATION:** $43,494.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Daniel ORONA	DURABUILD CONSTRUCTION LLC	19 PLAZA LA PRENSA, UNIT A SANTA FE, NM 87507
	Vaughn Irving	Durabuild Construction	19 Plaza La Prensa, Unit A Santa Fe, NM 87507
Contractor	Daniel ORONA	DURABUILD CONSTRUCTION LLC	19 PLAZA LA PRENSA, UNIT A SANTA FE, NM 87507
Property Owner	Brett Trusko		121 E Santa Fe AVE Santa Fe, NM 87505

Building Review Express Residential (non-sfed)

REVIEW ITEM	STATUS	REVIEWER
Expediter Approval v.1	Approved	Donovan Troelsen email: dltroelsen@santafenm.gov
Historic Districts v.1	Approved	Amanda RomeroAvila email: alromero@santafenm.gov
Residential Building v.1	Approved	Richard Valentine email: ravalentine@santafenm.gov

BUILDING: approved to re-roof 2700 sf residence with OWENS CORNING DURATION roofing shingles - Please verify wind rating requirements below per 90 mph for shingles. And please add to comments for shingle approval that they must meet the 90 mph wind requirement.

make sure that contractor is aware of 90 mile an hour wind requirement and submit accordingly for shingle wind rating.. We will verify compliance in the field.

Refer to the 2015 IRC building codes – chapter and sections as per roof covering Installation and requirements

RE-ROOFING (BI) RERF
Materials & methods of application used for re-covering an
Existing roof covering shall comply, CHAPTER 9, section
R908, 2015 IRC – COMPLY with 2018 IECC Section C503.3.1
For climate zone 5B

RE-ROOFING (-BI) RFNG
CHAPTER 9, 2015 IRC, RE-ROOFING, SECTION R908, REQUIREMENTS
FOR ROOF COVERINGS, roof coverings shall be applied in
Accordance with applicable provision of this section and
The manufacturer's installation instructions - COMPLY with 2018 IECC
Section C503.3.1 For climate zone 5B

City of Santa Fe

Land Use Department | Historic Preservation Division

Administrative Approval

THIS IS NOT A CONSTRUCTION PERMIT

DO NOT BEGIN WORK WITHOUT A PERMIT. SUBMIT THIS FORM WITH YOUR CONSTRUCTION PERMIT APPLICATION AND RETAIN A COPY AT THE JOB

Date: July 27, 2023

To: Building Permit Division

From: Paul A. D

Paul Duran

Be advised that per §14-5.2 SFCC 1987 the work described below at the referenced address does NOT require Historic Districts Review Board approval and is hereby staff-approved as described below. Please allow the applicant to submit for a construction permit(s) for this work if required.

Project Address: 121 E SANTA FE AVE, Santa Fe, NM 87505

Case Number: 2023-007139--ADMIN

Contact Name: Vaughn M Irving

Phone Number:

Email: vaughn@durabuildconstruction.org

Approved Scope of Work: *Re-roof structure as submitted with the conditions that there shall be no publicly visible rooftop appurtenances. Repair damaged wood in-kind maintaining as much historic materials as possible. Shingles will be replaced in kind with Terra Cotta color to match existing.*

FURTHER ACTIONS REQUIRED: ROUTE TO HISTORIC DIVISION

FINAL HISTORIC INSPECTION

121 E. Santa Fe Ave, 87505



Scope of Work

Tear off existing roof layers down to decking. Inspect roof decking and framing. Repair decking if necessary.

Install new ice shield as needed and required by code. Install new roofing shingles that will match existing roof color and materials as best as possible. Seal all roof jacks, skylights, fireplaces and edges.

Tear off existing metal roof layers down to decking. Inspect roof decking and framing. Repair decking as needed

Install new ice shield. Install new shingles on back part of house (addition) to match existing and meet historic division requirements.

Slope on front section 7:12
Slope on addition 5:12

Guide Specifications

PROJECT ARCHITECT RESPONSIBILITY: This is a general specification guide, intended to be used by experienced construction professionals, in conjunction with good construction practice and professional judgment. This guide is to aid in the creation of a complete building specification that is to be fully reviewed and edited by the architect of record (specifier). Sections of this guide should be included, edited, or omitted based on the requirements of a specific project. It is the responsibility of both the specifier and the purchaser to determine if a product or system is suitable for its intended use within their projects respective zip code. Neither Owens Corning, nor any of its subsidiary or affiliated companies, assume any responsibility for the content of this specification guide relative to actual projects and specifically disclaim any and all liability for any errors or omissions in design, detail, structural capability, attachment details, shop drawings or other construction related details, whether based upon the information provided by Owens Corning or otherwise.

SECTION 07 31 13.13 - FIBERGLASS-BASED ASPHALT SHINGLES & ACCESSORIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Roof shingles and accessories including the following:
   1. Fiberglass-based asphalt shingles.
   2. Hip and ridge shingles.
   3. Starter shingles.
   4. Self-adhering ice and water barrier.
   5. Shingle underlayment.
   6. Attic ventilation.
   7. Fasteners.
   8. Metal flashing and trim.

1.2 RELATED SECTIONS

NOTE TO SPECIFIER Delete and/or add other sections as required.

A. Section 061000 - Rough Carpentry.

B. Section 071300 – Sheet Waterproofing.

C. Section 072200 - Roof and Deck Insulation; for insulation placed over roof decking.

D. Section 076000 - Flashing and Sheet Metal; for snow guards, metal flashing and drip edges, including step-type flashing installed with shingles.

E. Section 077100 – Roof Specialties: Manufactured Gutters and Downspouts.

F. Section 077200 - Roof Accessories.

G. Section 086000 – Roof Windows and Skylights.

NOTE TO SPECIFIER Delete references from the list below that are not required.

1.3 REFERENCES

A. American Society of Civil Engineers (ACSE).
   1. ASCE 7 – Minimum Design Loads for Buildings and Other Structures.

B. Asphalt Roofing Manufacturers Association (ARMA).

J. FM Approvals
   1. FM 4474 - American National Standard for Evaluating the Simulated Wind Uplift Resistance of Roof Assemblies Using Static Positive and/or Negative Differential Pressures.
   2. FM 4475 – Approval Standard for Class 1 Steep Slope Roof Covers

K. Florida Building Commission (FBC):
   1. Florida Building Code.
   2. Florida Product Approvals.

L. Environmental Protection Agency (EPA): ENERGY STAR Rating System.

M. International Code Council (ICC):
   1. International Residential Code (IRC).
   2. International Building Code (IBC).

N. International Code Council Evaluation Service (ICC-ES)
   1. ICC-ES Evaluation Reports.
   2. ICC-ES Acceptance Criteria.

O. Intertek
   1. Intertek Code Compliance Research Report (CCRR)

P. Miami-Dade County Department of Regulatory and Economic Resources (RER), Product Control Section:
   1. Miami-Dade County Notice of Acceptance (NOA).

Q. National Roofing Contractors Association (NRCA).

R. Sheet Metal and Air Conditioning Contractors National Association, Inc. (SMACNA) – Architectural Sheet Metal Manual.

S. Texas Department of Insurance (TDI): Product Listing.

T. Underwriters Laboratories (UL):
   1. UL 790 - Standard Test Methods for Fire Test of Roof Coverings.
   2. UL 2218 - Impact Resistance of Prepared Roof Covering Materials.
   3. UL 1897 – Uplift Tests for Roof Covering Systems.

U. PRI Evaluation Services
   1 PRI Evaluation Reports.

V. US Green Building Council (USGBC): Leadership in Energy and Environmental Design (LEED).

W. SCS Global Services – 20% Pre-Consumer Recycled Content Certification

1.4 REGULATORY REQUIREMENTS AND CERTIFICATIONS

A. Provide a roofing system having an Underwriters Laboratories (UL) Class A or ASTM E108 Class A fire resistance classification.

B. When applicable, provide a roofing system that will help to qualify points for LEED certification:
   1. Sustainable Site credit – Heat Island Reduction.
   2. Materials and Resource credit – Building Product Disclosure and Optimization - Environmental Product Declaration (manufacturer specific Environmental Product Declarations).

3. Roofing material availability, storage and handling.
4. Additional roof covering and roof accessory materials.
5. Through roof penetrations and other roof details.
6. Product compliance – Verify that products comply with requirements specified by local Authority Having Jurisdiction (AHJ)
7. All other items related to successful execution/completion of work.

B. Submit printed copies of Owens Corning product data sheets indicating product characteristics, product information, installation instructions (including required preparation and installation procedures), product limitations and color samples.

1.8 QUALITY ASSURANCE

A. Manufacturer Qualifications: Provide all primary roofing products, including shingles, underlayment, ice and water barrier, and ventilation, by a single manufacturer.

B. Installer Qualifications: Installer shall be licensed or otherwise authorized by all federal, state and local authorities to install all products specified in this section. Installer shall follow Owens Corning published installation instructions.

"NOTE TO SPECIFIER" Delete one of two options below. Select option based on desired warranty.

1. Installer shall be an Owens Corning Roofing Platinum Preferred Contractor as defined and certified by Owens Corning.
2. Installer shall be an Owens Corning Roofing Preferred Contractor as defined and certified by manufacturer.

1.9 DELIVERY, STORAGE, AND HANDLING

A. Deliver materials to site in manufacturer's unopened bundles with labels intact and legible.

B. Store all products in manufacturer's unopened, labeled packaging until they are ready for installation.

C. Store all products in accordance with Owens Corning recommendations.

D. Do not install underlayment or shingles on wet surfaces.

E. Store and dispose of solvent-based materials in accordance with all federal, state and local regulations.

F. For rooftop loading, lay shingle bundles flat. Do not bend over the ridge.

1.10 PROJECT CONDITIONS

A. Do not install systems under environmental conditions outside Owens Corning recommended limits. Proceed with work only when existing and forecasted weather conditions will permit work to be performed within Owens Corning recommended limits.

1.11 WARRANTY

A. Standard Limited Warranty: Provide to the Owner Corning standard prorated warranty coverage for materials in the event of a material defect, including up to 10 years Tru Protection® coverage. Refer to actual warranty for complete details, limitations and requirements.

B. Manufacturer's Extended Limited Warranty: Provide to the Owner Owens Corning standard extended warranty coverage labor and materials in the event of a material defect. Refer to actual warranty for complete details, limitations and requirements.

Guide Specifications

NOTE TO SPECIFIER Delete one of two options below. Select option based on desired warranty.

1. Owens Corning System Protection Roofing Limited Warranty including extended Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
2. Owens Corning Preferred Protection Roofing System Limited Warranty includes Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Preferred or Platinum Preferred Contractor.
3. Owens Corning Platinum Protection Roofing System Limited Warranty includes Tru Protection® (non-prorated) coverage on installed Owens Corning Roofing System products. The length of the Tru Protection® coverage is based upon the shingle product installed on the field of the roof. This warranty will also cover workmanship defects by the installer. Coverage can only be provided by a designated Owens Corning Roofing Platinum Preferred Contractor.

PART 2 PRODUCTS

2.1 MANUFACTURERS

A. Acceptable Manufacturer: Owens Corning Roofing and Asphalt, LLC, One Owens Corning Pkwy, Toledo, OH 43659. Toll Free: 1-800-ROOFING. Email: ocbuildingspec@owenscorning.com. Web: www.owenscorning.com.

B. Requests for substitutions will be considered in accordance with provisions of Section 016000.

2.2 ASPHALT SHINGLES

NOTE TO SPECIFIER Delete roof shingle products from the list below that are not required.
NOTE TO SPECIFIER Verify with the manufacturer regional product availability.

A. Duration® Premium (Algae Resistant) Shingles. As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 4 bundles of 16 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and PRI ER 1378E01.

B. Duration® Premium (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 4 bundles of 16 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.

Guide Specifications

8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, and PRI ER 1378E01.

C. Duration® Premium COOL (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 4 bundles of 16 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), meets the ENERGY STAR® requirements for initial solar reflectance of 0.25 and 3-year aged solar reflectance of 0.15, 2010 California Building Energy Efficiency Standards, Title 24, Part 6 requirements, Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, and Florida Product Approval.

D. TruDefinition® Duration® (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), CSA A123.5, ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

E. TruDefinition® Duration® (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
3. Exposure: 5-5/8 in (143 mm).
4. Shingles per Square: 64.
5. Bundles per Square: 3 bundles of 20 or 22 shingles.
6. Coverage per Square: 98.4 sq ft (9.1 sq m).
7. Color: As selected from manufacturer's full range.
8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

Guide Specifications

F. TruDefinition® Duration® COOL (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

G. TruDefinition® Duration® COOL PLUS (Non-Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL 790 (Class A Fire Resistance), Listed by the Cool Roof Rating Council (CRRC), ICC-ES AC438, PRI ER 1378E01, Florida Product Approval, and Miami-Dade County Product Approval.

H. TruDefinition® Duration® Designer Color Collection (Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.
   8. Standards/Qualifications: ASTM D228, ASTM D3018 (Type 1), ASTM D3161 (Class F Wind Resistance), ASTM D3462, ASTM D7158 (Class H Wind Resistance), ASTM E108/UL790 (Class A Fire Resistance), CSA A123.5, Florida Product Approval, Miami-Dade County Product Approval, ICC-ES AC438, and PRI ER 1378E01.

I. TruDefinition® Duration® Designer Color Collection (Non Algae Resistant) Shingles: As manufactured by Owens Corning Roofing and Asphalt, LLC.
   1. **Product Attributes: Includes SureNail® Technology, a woven fabric reinforcing strip in the nailing zone on the shingle's top surface.**
   2. Nominal Size: 13-1/4 in (337 mm) by 39-3/8 in (1000 mm).
   3. Exposure: 5-5/8 in (143 mm).
   4. Shingles per Square: 64.
   5. Bundles per Square: 3 bundles of 20 or 22 shingles.
   6. Coverage per Square: 98.4 sq ft (9.1 sq m).
   7. Color: As selected from manufacturer's full range.

DURATION® SERIES SHINGLES

INSTALLATION INSTRUCTIONS

Instrucciones para la instalación



TruDefinition® Duration®
Designer Colors
Collection Shingles

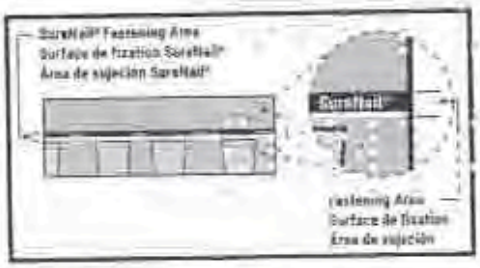
TruDefinition® Duration®
Shingles

TruDefinition® Duration®
COOL Plus Shingles

TruDefinition® Duration®
COOL Shingles

TruDefinition® Duration
MAX®

Duration® Premium
Shingles



CAUTION: DO NOT MIX MATERIAL BEARING DIFFERENT LOT NUMBERS. REFER TO THE LOT NUMBERS LOCATED ON THE SIDE OF THE BUNDLE.

Application Instructions

Before installing this product, check local building codes for roofing requirements.

These shingles are designed for new or reroofing work over any properly built and supported wood roof deck having adequate nail holding capacity and a smooth surface. Must comply with local building codes.

Precautionary Note:

The manufacturer will not be responsible for problems resulting from any deviation from the application instructions and the following precautions:

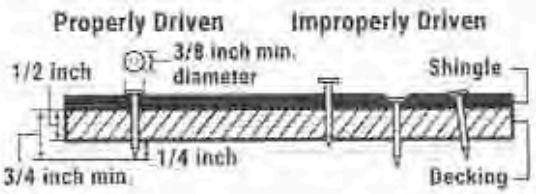
- **Roof Top Loading:** Lay shingle bundles flat. Do not bend over the ridge.
- **Roof Deck:** Minimum 6 inch roof deck boards, minimum ⅜ inch plywood, minimum 7/16 inch OSB, sheathing spaced minimum ⅛ inch and maximum ¼ inch.

  Regardless of deck type used, the roofing installer must:

  1. Install the deck material in strict compliance with the deck manufacturer's instructions.
  2. Prevent the wood deck from getting wet before, during and after installation.
- **Ventilation:** Must comply with local building codes.
- **Handling:** Use extra care in handling shingles when the temperature is below 40°F.
- **Storage:** Store in a covered, ventilated area at a maximum temperature of 110°F. Bundles should be stacked flat. Do not store near steam pipes, radiators, etc.
- **Fastener Requirement:** Use galvanized steel, stainless steel or aluminum nails minimum 12 gauge shank with ⅜ inch diameter head. Owens Corning Roofing recommends that fasteners comply with ASTM F1667. Must comply with local building codes.

  All fasteners must penetrate at least ¾ inch into the wood deck or completely through the deck by a minimum of ⅜ inch.

Notice: Owens Corning Roofing requires the use of nails as the method of attaching shingles to wood decking.



CAUTION: DO NOT MIX MATERIAL BEARING

PRECAUCIÓN: PRECAUCIÓN: NO MEZCLE MATERIALES CON DIFERENTES NÚMEROS DE LOTE. CONSULTE LOS NÚMEROS DE LOTE UBICADOS EN EL COSTADO DEL PAQUETE.

Instrucciones para la instalación

Antes de instalar este producto, verifique los códigos de construcción locales para saber cuáles son los requisitos del techo.

Estas tejas están diseñadas para trabajos de techado nuevo o para la reconstrucción de un techo antiguo que posea una plataforma de madera adecuada, con capacidad para sostener clavos y con una superficie lisa. Debe cumplir con los requisitos de los códigos de construcción locales.

Nota de precaución:

El fabricante no se hará responsable por los problemas que puedan resultar de cualquier desviación de las instrucciones para la instalación de las tejas y de las siguientes notas de precaución:

- **Carga en los techos:** Coloque los paquetes de tejas planos. No los doble sobre la cumbrera.
- **Estructura base del techo:** Placas base de madera con un ancho mínimo de 6 pulgadas; revestimiento mínimo de madera contrachapada de ⅜ pulgadas, paneles de fibra orientada (OSB) de un mínimo de 7/16 pulgadas; espacio de revestimiento mínimo de ⅛ pulgadas y máximo de ¼ pulgadas.
- Cualquiera sea el tipo de estructura base utilizada, el instalador del techo debe:
  1. Instalar el material de la estructura base del techo de manera que cumpla con las instrucciones de instalación del fabricante de dicho material.
  2. Asegurarse de que la estructura base de madera no se moje antes, durante y después de la instalación.
- **Ventilación:** Debe cumplir con los requisitos de los códigos de construcción locales.
- **Manipulación:** Tenga cuidado especial con la manipulación de las tejas cuando la temperatura sea inferior a 40°F.
- **Almacenamiento:** Conserve en un área cubierta y ventilada a una temperatura máxima de 110°F. Los paquetes deben estar apilados sobre sus caras. No los almacene cerca de tuberías de vapor, radiadores, etc.
- **Requisitos de los sujetadores:** Use clavos de acero galvanizado, acero inoxidable o aluminio, de vástago calibre 12 como mínimo y diámetro de cabeza de ⅜ pulg. Owens Corning Roofing recomienda que los sujetadores cumplan con la norma ASTM F1667. Debe cumplir con los requisitos de los códigos de construcción locales.

  Todos los sujetadores deben penetrar al menos ¾ pulg. en la estructura de madera o atravesarla completamente un mínimo de ⅜ pulg.

Aviso: Owens Corning Roofing exige el uso de clavos como método preferido para fijar tejas a plataformas de madera.



1 Self-Adhered Ice & Water Barrier

Use an Owens Corning® Self-Adhered Ice & Water Barrier on low eaves in all regions of the country where roofs have had a history of ice and water backup. Apply starting at the eaves edge and extend upslope a minimum of 24 inches from the interior wall line. See **Fig. 1**.

Barrera autoadhesiva resistente al hielo y al agua

Utilice la barrera autoadhesiva resistente al hielo y al agua de Owens Corning® en los aleros de todas las regiones del país en las que los techos estén expuestos a filtraciones por causa de la acumulación de agua y hielo. Para la instalación, comience en el borde del alero y extienda hacia arriba un mínimo de 24 pulgadas desde la línea de la pared interior. Ver la **Fig. 1**.

Fig. 1 Self-Adhered Ice & Water Barrier
Barrera autoadhesiva resistente al hielo y al agua



2 Synthetic Underlayment

Standard Slopes 4:12 and Greater

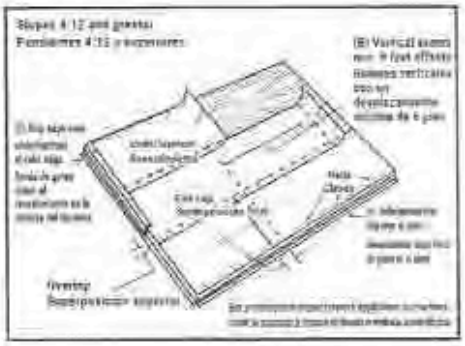
Use an Owens Corning® Synthetic Underlayment or equivalent underlayment meeting ASTM D226, D4869 or D6757. Follow underlayment manufacturer's application instructions and local building codes. See **Fig. 2**.

Membrana impermeabilizante sintética

Pendientes estándar 4:12 y superiores

Use una membrana impermeabilizante sintética Owens Corning o una membrana equivalente que cumpla con ASTM D226, D4869 o D6757. Siga las instrucciones de instalación del fabricante de la membrana impermeabilizante y los códigos de construcción locales. Ver la **Fig. 2**.

Fig. 2 Synthetic Underlayment Standard Slope
Membrana impermeabilizante sintética – Pendiente estándar



3 Synthetic Underlayment

Low Slope 2:12 to Less than 4:12

Use an Owens Corning® Synthetic Underlayment or equivalent underlayment meeting ASTM D226, D4869 or D6757. Underlayment must be installed per the manufacturer's application instructions and local building codes. Each underlayment course must be overlapped a minimum of ½ the width of the underlayment plus 1 inch. See **Fig. 3**.

Or Owens Corning® Self-Adhered Ice & Water Barrier or equivalent with a standard overlap of 3 inches and metal drip edge. See **Fig. 3A**.

Note: See technical bulletin for felt application.

Membrana impermeabilizante sintética

Pendientes bajas de 2:12 a menos de 4:12

Use una membrana impermeabilizante sintética Owens Corning o una membrana equivalente que cumpla con ASTM D226, D4869 o D6757. La membrana impermeabilizante se debe instalar de acuerdo con las instrucciones del fabricante y los códigos de construcción locales. Cada hilera de membrana impermeabilizante debe superponerse un mínimo de la ½ del ancho de la membrana más 1 pulgada. Ver la **Fig. 3**.

O barrera autoadhesiva resistente al hielo y al agua de Owens Corning® o equivalente con una superposición estándar de 3 pulgadas y borde de goteo metálico. Ver la Fig. **Fig. 3A**.

Nota: Vea el boletín técnico para la aplicación de fieltro.

Fig. 3 Synthetic Underlayment Low Slope
Membrana impermeabilizante sintética – Pendiente baja

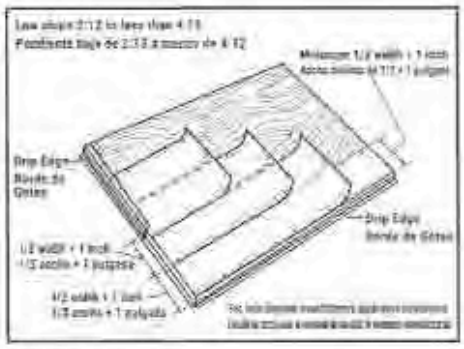
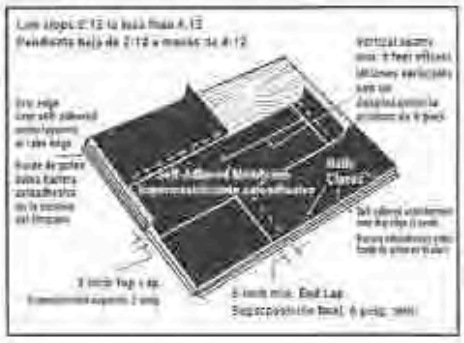


Fig. 3A Self-Adhered Ice & Water Barrier Low Slope
Barrera autoadhesiva resistente al hielo y al agua – Pendiente baja



4 Shingle Fastening Pattern

Standard Fastening Pattern:
Fasteners must be placed in the SureNail® Technology fastening area. See **Fig. 4**.

Six Nail Fastening Pattern:
Use 6 fasteners. See **Fig. 4A**.

Mansard or Steep Slope Fastening Pattern: Place fasteners 6⅛ inches from bottom edge to secure both layers of the shingle. Fasteners need to be located 6⅛ inches above the butt edge of the shingle, regardless of whether they are in the granules or the SureNail® Technology fastening area. See **Fig. 4B**.
REQUIRED: For slopes exceeding 60 degrees or 21 inches per foot, use 6 fasteners and 4 spots of asphalt roof cement per shingle. Apply immediately, one 1 inch diameter spot of asphalt roof cement under each shingle tab. Center asphalt roof cement 2 inches up from bottom edge of shingle tab. See **Fig. 4B**.

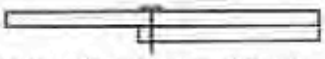
Asphalt Roof Cement where required must meet ASTM D4586 Type I or II (Asbestos Free).

Note: Please be aware that excessive amounts of asphalt roof cement could blister the shingle.

Starter Course:
Use an Owens Corning® Starter product. Trim 6⅛ inches off the rake of the starter course shingle and overhang the drip edge along the rake and eaves edge, ¼ to ¾ inch, and continue across the roof. Use 5 fasteners for each shingle, placed 2 to 3 inches up from eaves edge. See **Fig. 5**. If no drip edge is used, shingles must extend a minimum of ¼ inch and no more than 1 inch from rake and eaves edge.



Shingle Side View



Vue latérale des bardeaux



Vista lateral de la teja

Patrón de sujeción de las tejas

Esquema de sujeción estándar:
Los sujetadores deben colocarse en el área para clavado SureNail® Technology. Ver la **Fig. 4**.

Esquema de sujeción de seis clavos:
Para un esquema de sujeción de 6 clavos. Ver la **Fig. 4A**.

Esquema de sujeción en mansarda o pendiente pronunciada:
Coloque los sujetadores a 6⅛ pulg. del borde inferior para asegurar ambas capas de la teja. Los sujetadores deben colocarse a 6⅛ pulgadas por encima del extremo inferior de la teja, sin importar si es sobre los gránulos o el área de sujeción SureNail® Technology. Ver la **Fig. 4B**.

REQUISITOS: En el caso de las pendientes que superen los 60 grados o 21 pulgadas por pie, utilice seis sujetadores y cuatro puntos de cemento asfáltico para techos por teja. Aplique inmediatamente un punto de cemento asfáltico para techos de 1 pulgada de diámetro debajo de cada lengüeta de las tejas. Coloque el cemento asfáltico para techos a 2 pulgadas del borde inferior de la lengüeta de la teja. Ver la **Fig. 4B**.

En los casos en que se requiera, el cemento asfáltico para techos debe cumplir con la norma ASTM D4586 Tipo I o II (libre de asbesto).

Nota: Tenga en cuenta que una cantidad excesiva de cemento asfáltico para techos puede deformar la teja.

Hilera inicial:
Utilice un producto de hilera inicial para techos de Owens Corning®. Recorte 6⅛ pulgadas desde la cornisa del limpano en la teja de la hilera inicial y nivele con el borde de goteo a lo largo de la cornisa y el borde del alero, entre ¼ y ¾ de pulg., y continúe a través del techo. Utilice 5 sujetadores para cada teja, colocados a una distancia de 2 a 3 pulgadas arriba del borde del alero. Ver la **Fig. 5**.

Si no utiliza un borde de goteo, las tejas deberán extenderse un mínimo de ¼ pulgada y un máximo de 1 pulgada desde la cornisa y el borde del alero.

Fig. 4 Standard Fastening Pattern
Esquema de instalación estándar

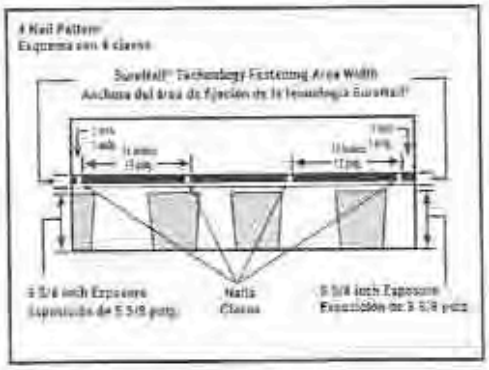


Fig. 4A Six Nail Fastening Pattern
Esquema de instalación con seis clavos

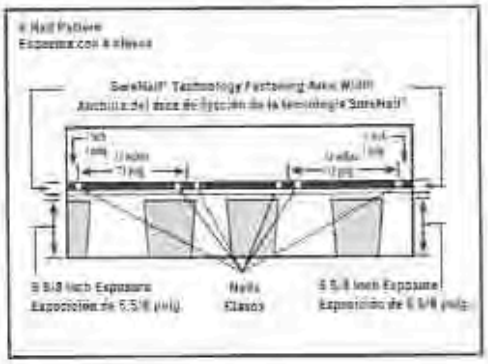


Fig. 4B Mansard or Steep Slope Fastening Pattern
Esquema de instalación en pendientes pronunciadas o mansardas

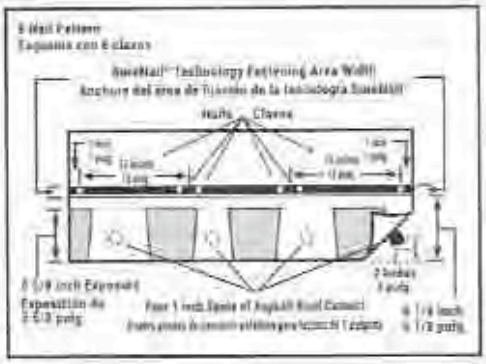
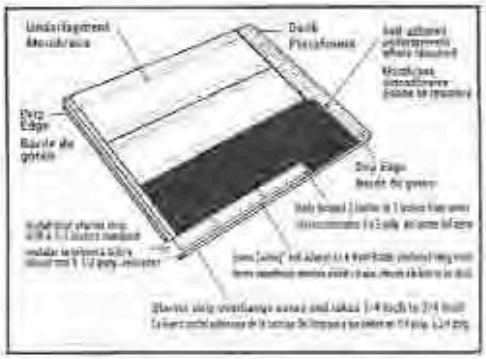


Fig. 5 Starter Strip Shingle Eaves Application
Aplicación de las tejas para la hilera inicial en el alero



5 Shingle Application

These shingles are applied with a 6⅛ inch offset, with 5⅝ inch exposure, over prepared roof deck, starting at the bottom of the roof and working across and up. This will blend shingles from one bundle into the next and minimize any normal shade variation. Application with offsets of 4 inches to 8 inches are also acceptable. Shingles and fasteners must be installed to ensure that end joints are no closer than 2 inches from the fastener in the shingle below and that the offsets are not less than 4 inches in all succeeding courses.

First Course: Apply first course starting with the full shingle even with the starter course. See **Fig. 5A**. Fasten securely according to fastening instructions. See **Fig. 4**.

Second Course: Remove 6⅛ inches from the left end of this shingle and apply the remaining piece over and above the first course shingle and flush with edge of the first course with 5⅝ inch exposure. See **Fig. 5B**. Fasten securely according to fastening instructions. See **Fig. 4**.

Third Course: Remove 12 inches from the left end of this shingle and apply the remaining piece over and above the second course shingle flush with edge of the second course with 5⅝ inch exposure. See **Fig. 5C**. Fasten securely according to fastening instructions. See **Fig. 4**.

Fourth Course: Remove 19⅛ inches from the left end of this shingle and apply the remaining piece over and above the third course shingle and flush with edge of the third course with 5⅝ inch exposure. See **Fig. 5D**. Fasten securely according to fastening instructions. See **Fig. 4**.

Fifth Course: Remove 26 inches from the left end of this shingle and apply the remaining piece over and above the fourth course shingle and flush with edge of the fourth course with 5⅝ inch exposure. See **Fig. 5E**. Fasten securely according to fastening instructions. See **Fig. 4**.

Sixth Course: Remove 32⅛ inches from the left end of this shingle and apply the remaining piece over and above the fifth course shingle and flush with edge of the fifth course with 5⅝ inch exposure. See **Fig. 5F**. Fasten securely according to fastening instructions. See **Fig. 4**.

Succeeding Courses: For succeeding courses, repeat first through sixth course. See **Fig. 5G**.

Instalación de las tejas

Estas tejas se instalan con un desplazamiento de 6⅛ pulgadas y un área expuesta de 5⅝ pulgadas, sobre estructuras base de techos preparados, comenzando en la parte inferior del techo y realizando la aplicación de forma transversal y hacia arriba. De esta manera, las tejas de un paquete se mezclarán con las del siguiente y se reducirán al mínimo las variaciones normales de tonalidad. Las aplicaciones con desplazamientos de 4 u 8 pulgadas también son aceptables. Es necesario instalar las tejas y los sujetadores para garantizar que las uniones de los extremos no queden a menos de 2 pulgadas del sujetador de la teja que está debajo y que las superposiciones laterales no sean de menos de 4 pulgadas en las hileras siguientes.

Primera hilera: Aplique la primera hilera comenzando con una teja completa, nivelada con la hilera inicial. Ver la **Fig. 5A**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Segunda hilera: Quite 6⅛ pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la primera hilera, nivelando con el borde de la primera hilera con un área expuesta de 5⅝ pulgadas. Ver la **Fig. 5B**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Tercera hilera: Quite 12 pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la segunda hilera, nivelando con el borde de la segunda hilera con un área expuesta de 5⅝ pulgadas. Ver la **Fig. 5C**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Cuarta hilera: Quite 19⅛ pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la tercera hilera, nivelando con el borde de la tercera hilera con un área expuesta de 5⅝ pulgadas. Ver la **Fig. 5D**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Quinta hilera: Quite 26 pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la cuarta hilera, nivelando con el borde de la cuarta hilera con un área expuesta de 5⅝ pulgadas. Ver la **Fig. 5E**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Sexta hilera: Quite 32⅛ pulgadas del extremo izquierdo de esta teja y aplique la pieza restante sobre y por encima de la teja de la quinta hilera, nivelando con el borde de la quinta hilera con un área expuesta de 5⅝ pulgadas. Ver la **Fig. 5F**. Sujete firmemente de acuerdo con las instrucciones de sujeción. Ver la **Fig. 4**.

Hileras siguientes: Para las hileras siguientes, repita los pasos de la primera a la sexta hilera. Ver la **Fig. 5G**.

Fig. 5A Shingle Application / Instalación de tejas

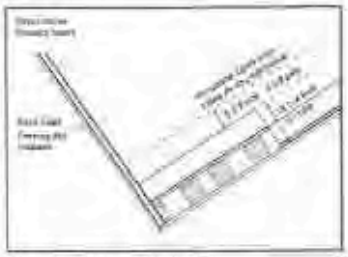


Fig. 5B Shingle Application / Instalación de tejas

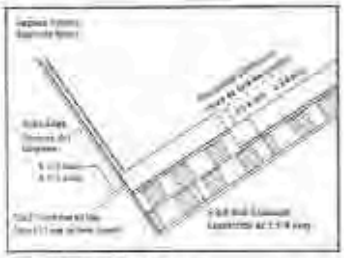


Fig. 5C Shingle Application / Instalación de tejas

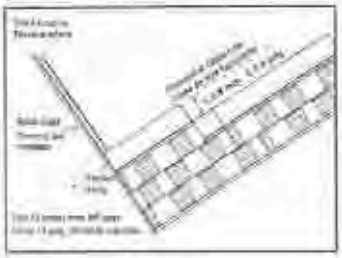


Fig. 5D Shingle Application / Instalación de tejas

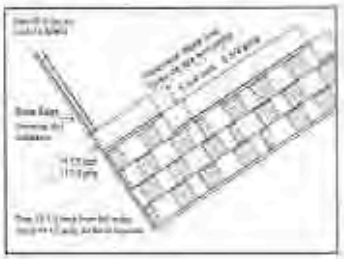


Fig. 5E Shingle Application / Instalación de tejas

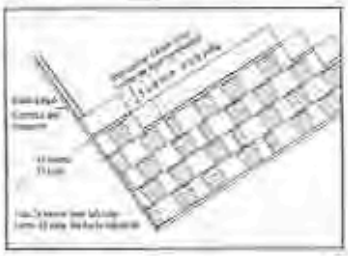


Fig. 5F Shingle Application / Instalación de tejas

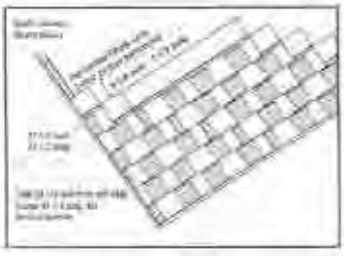
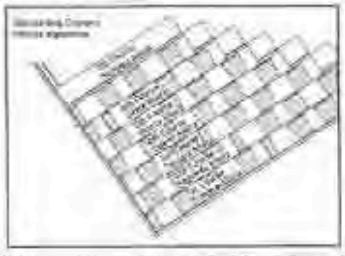


Fig. 5G Shingle Application / Instalación de tejas



6 Valley Construction

Closed-Cut Valley:
A closed-cut valley can be used as an alternative to woven and open valley and is applied as follows:

- Lay a 36 inch wide valley liner of self-adhered membrane underlayment or equivalent. A 36 inch wide minimum 50 lb. smooth surface roll roofing can also be used as a valley liner.
- Lay all shingles on one side of valley and across center-line of valley a minimum of 12 inches.
- Fasten a maximum of 6 inches away from center-line on each side of valley.
- Strike a chalk line 2 inches from the center line of the unshingled side.
- Apply shingles on the unshingled side up to the chalk line and trim, taking care not to cut the underlying shingles.
- Clip upper corner of these shingles and install a 3 to 4 inch wide, continuous bead of roofing cement.
- Press shingles firmly into cement. Both woven and metal valleys are acceptable alternatives. See **Fig. 6**.

For California-Cut Valley, see technical bulletin at www.owenscorning.com.

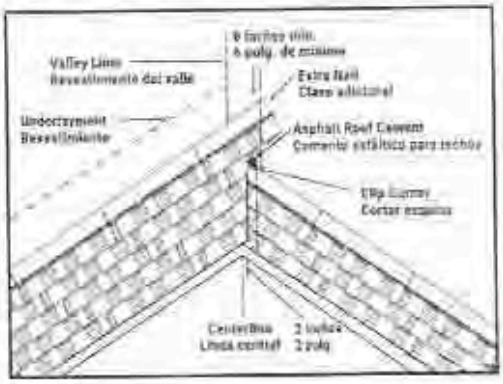
Construcción de limahoyas

Limahoya cubierta:
Es posible usar como alternativa una limahoya cubierta en lugar de una limahoya entramada o descubierta, y se aplica de la siguiente manera:

- Coloque un revestimiento de limahoya de 36 pulgadas de ancho de impermeabilizante autoadhesivo o su equivalente. También es posible utilizar como revestimiento de limahoyas un rollo para techos de superficie lisa de 50 libras con un ancho mínimo de 36 pulgadas.
- Coloque todas las tejas en un lado de la limahoya y atravesando la línea central de la limahoya un mínimo de 12 pulgadas.
- Sujete a una distancia mínima de 6 pulgadas de la línea central a cada lado de la limahoya.
- Con una tiza, trace una línea a 2 pulgadas de la línea central del lado que no tenga tejas.
- Coloque las tejas sobre el lado que no tenga tejas hasta llegar a la línea de tiza y haga un recorte cuidando de no cortar las tejas que se encuentran por debajo.
- Recorte la esquina superior de estas tejas e instale una tira continua de 3 a 4 pulgadas de ancho de cemento asfáltico. Presione firmemente las tejas contra el cemento.
- Es aceptable utilizar tanto limahoyas metálicas como tejadas. Ver la **Fig. 6**.

Para una limahoya tipo California, consulte el boletín técnico en www.owenscorning.com.

Fig. 6 Closed-Cut Valley Construction
Construcción del valle con corte cerrado



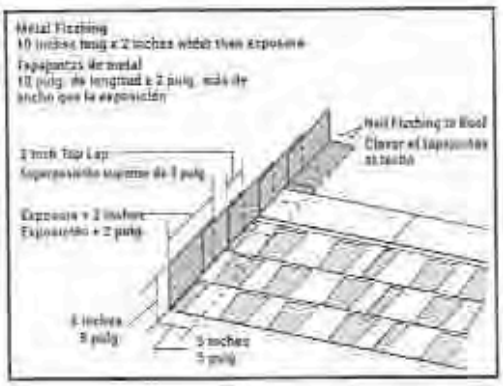
7 Step Flashing

Use 10 inches long and 2 inches wider than expected exposure corrosion-resistant metal where roof planes butt against vertical sidewalls or chimneys. Check local building codes. For additional flashing details, go to www.owenscorning.com. See **Fig. 7**.

Tapajuntas escalonado

Utilice metal resistente a la corrosión con una exposición de 10 pulgadas de longitud y de 2 pulgadas más de ancho que la exposición esperada en los puntos en los que los planos del techo se unen a las paredes laterales verticales o a chimeneas. Consulte los códigos de construcción locales. Para obtener más información sobre tapajuntas, visite www.owenscorning.com. Ver la **Fig. 7**.

Fig. 7 Step Flashing
Tapajuntas escalonado



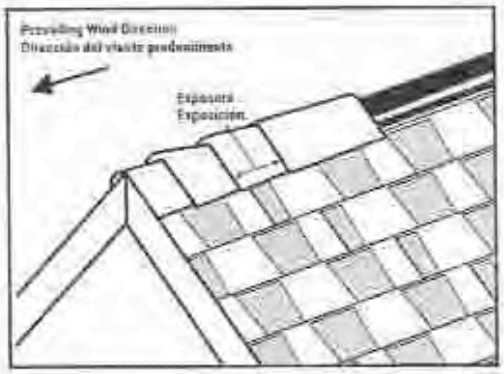
8 Hip & Ridge Application

Use corresponding Owens Corning Hip & Ridge Shingles to best complement shingle color. Follow specific application instructions as printed on the Hip & Ridge Shingle package. See **Fig. 8**.

Aplicación para limatesa y cumbrera

Use las tejas de limatesa y cumbrera Owens Corning® apropiadas para complementar el color de las tejas. Siga las instrucciones específicas de aplicación que se indican en el paquete de tejas de limatesa y cumbrera. Ver la **Fig. 8**.

Fig. 8 Hip & Ridge Application
Instalación de caballetes y cumbreras



CITY OF

SANTA FE

OWENS CORNING ROOFING AND ASPHALT, LLC
ONE OWENS CORNING PARKWAY
TOLEDO, OHIO 43659 USA

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www.owenscorning.com

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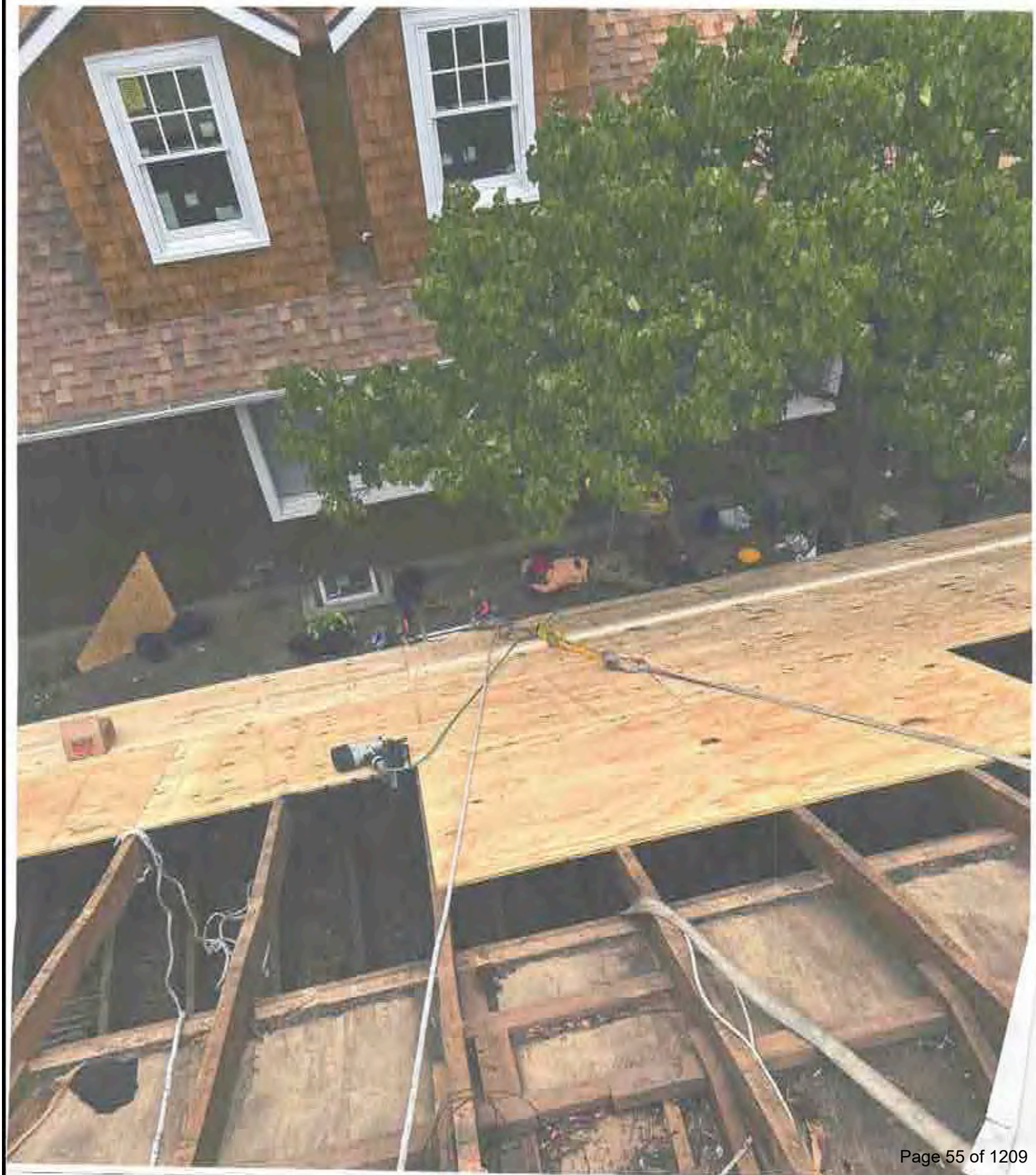
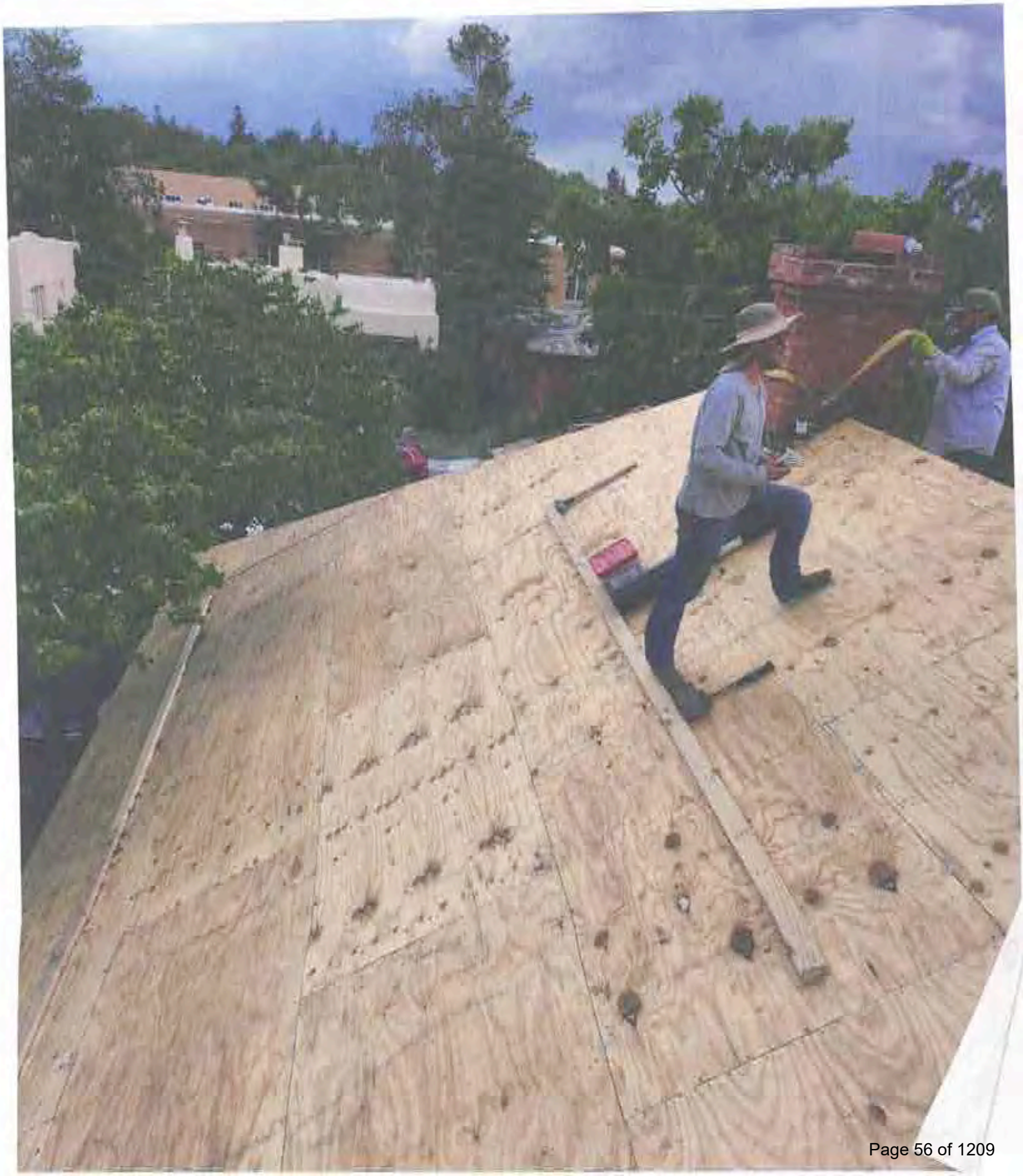
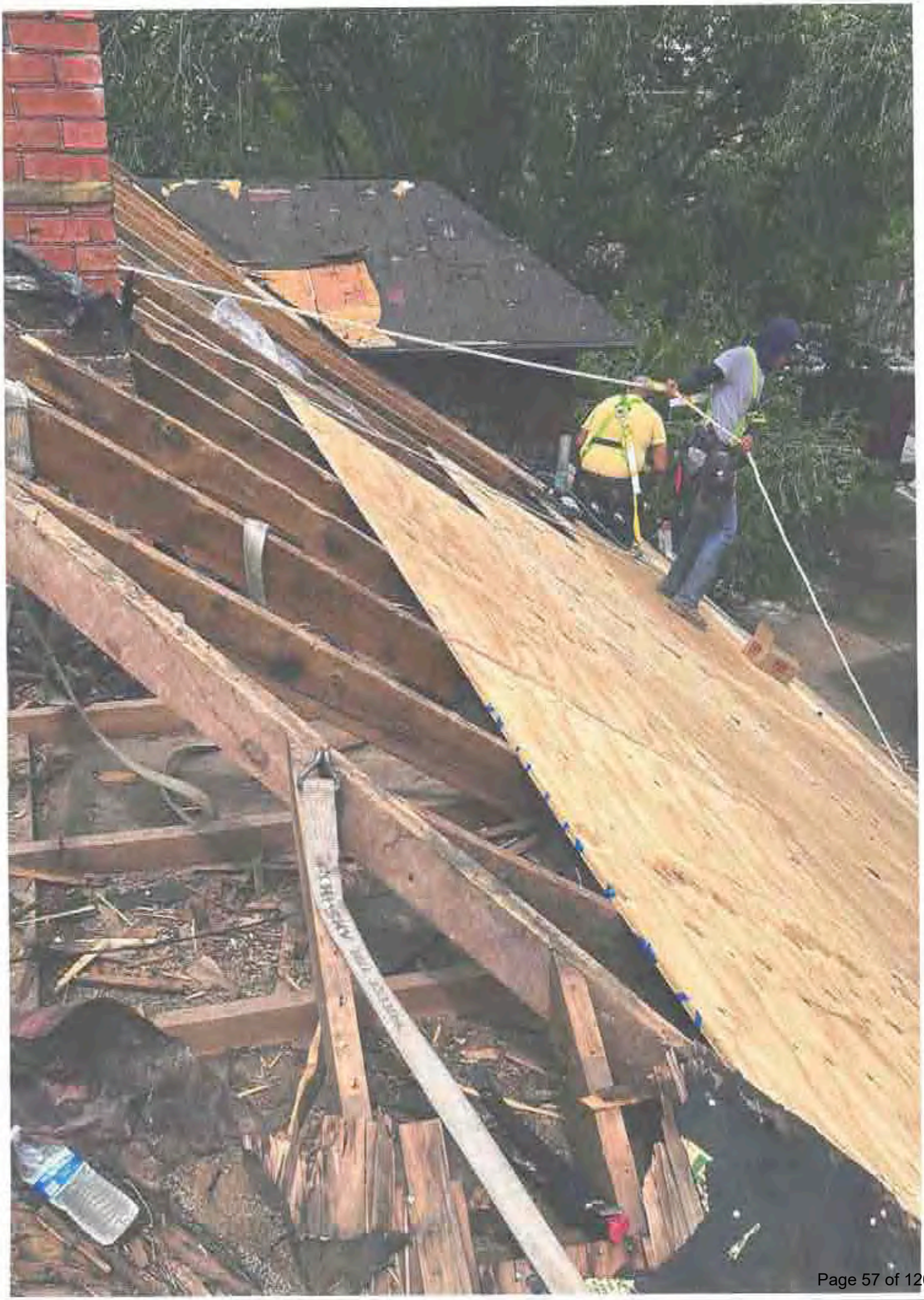




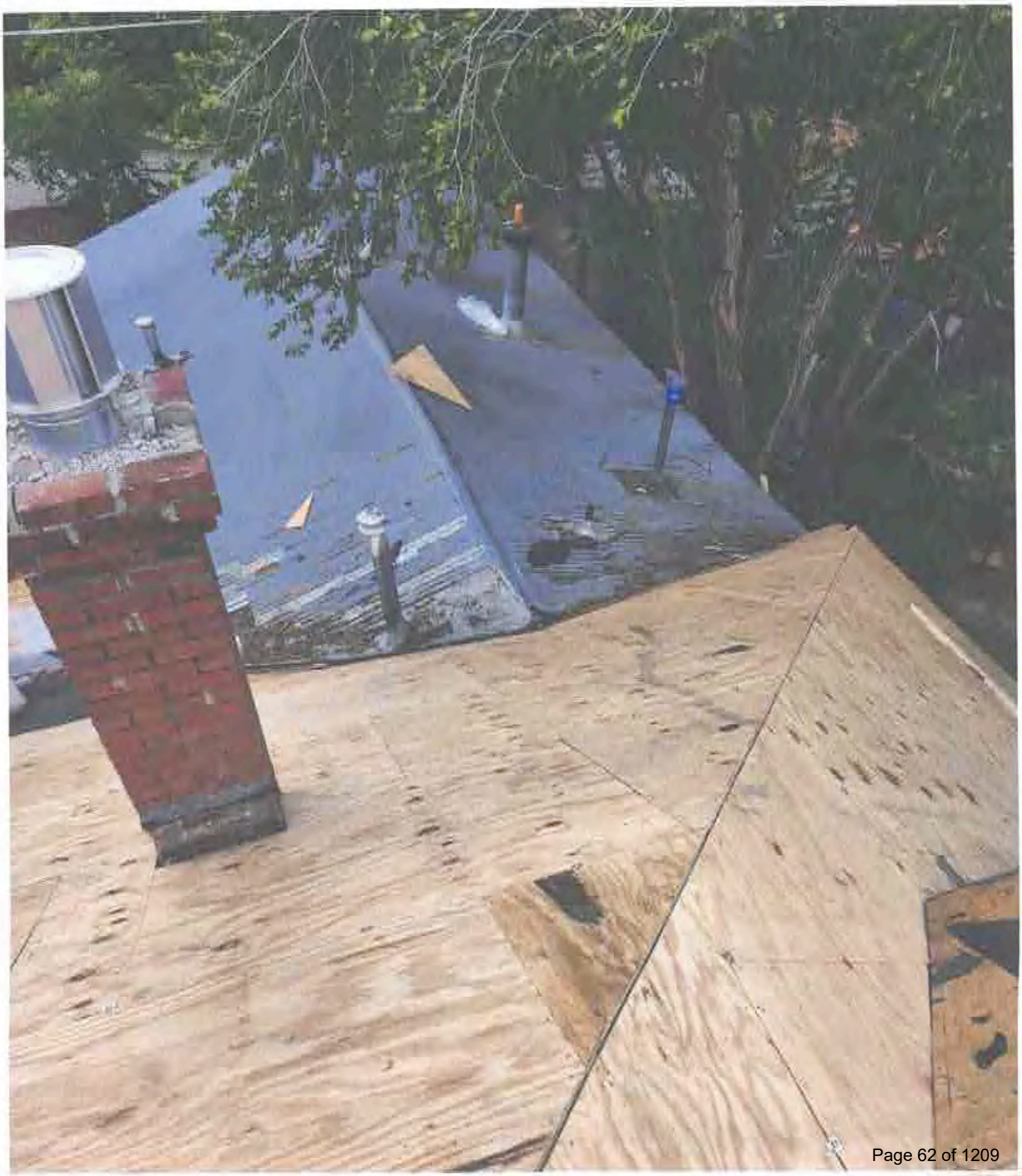




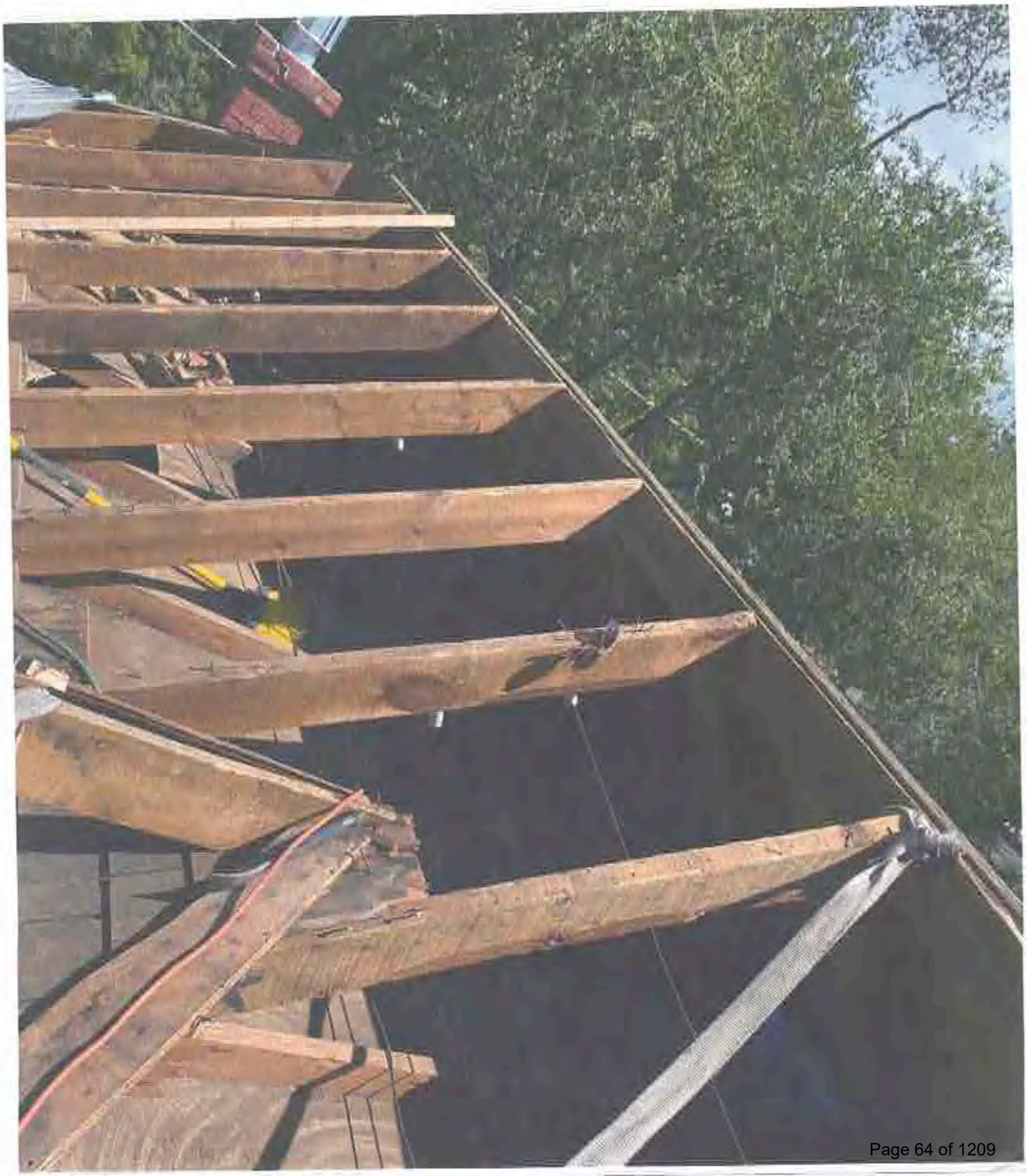


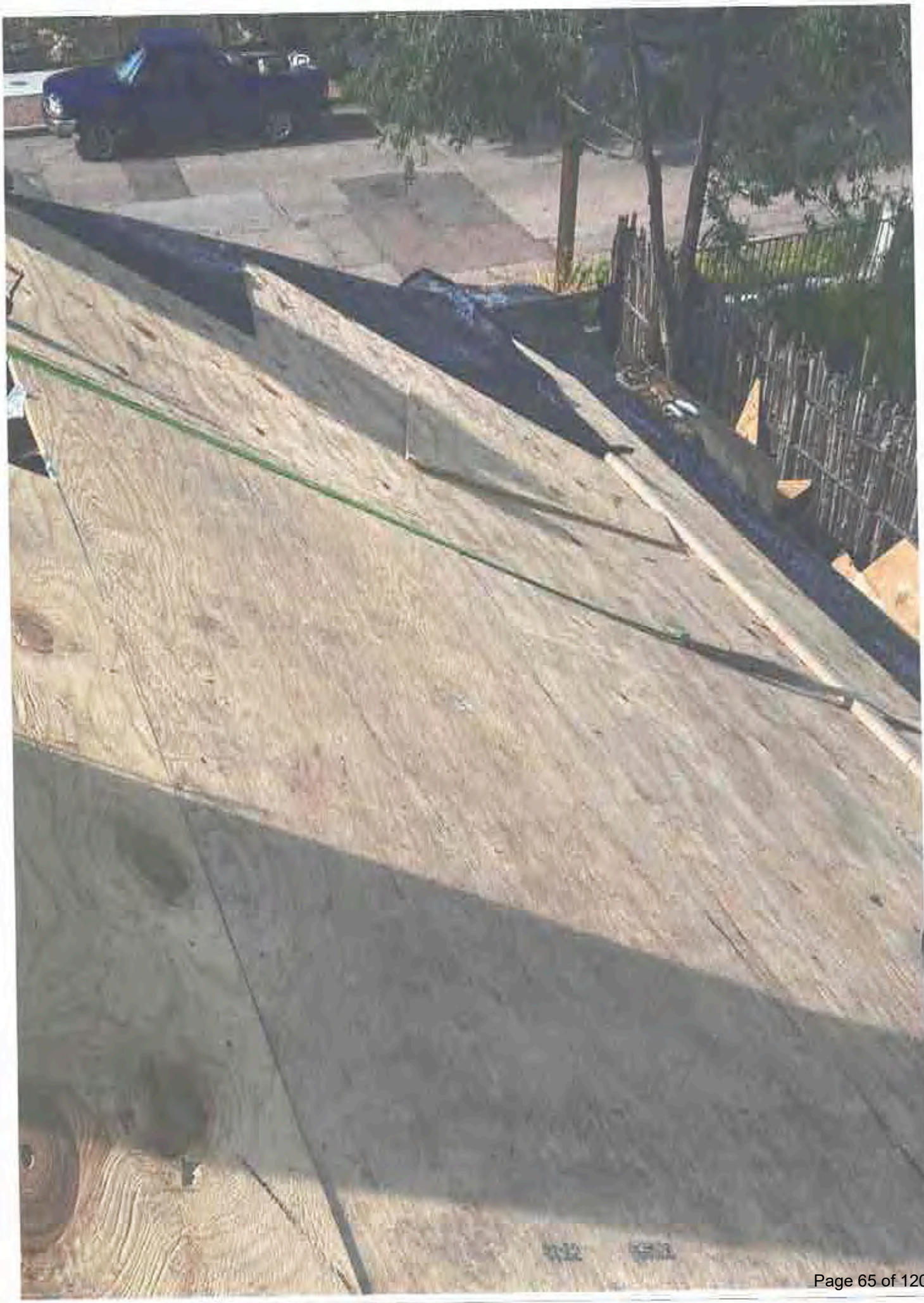


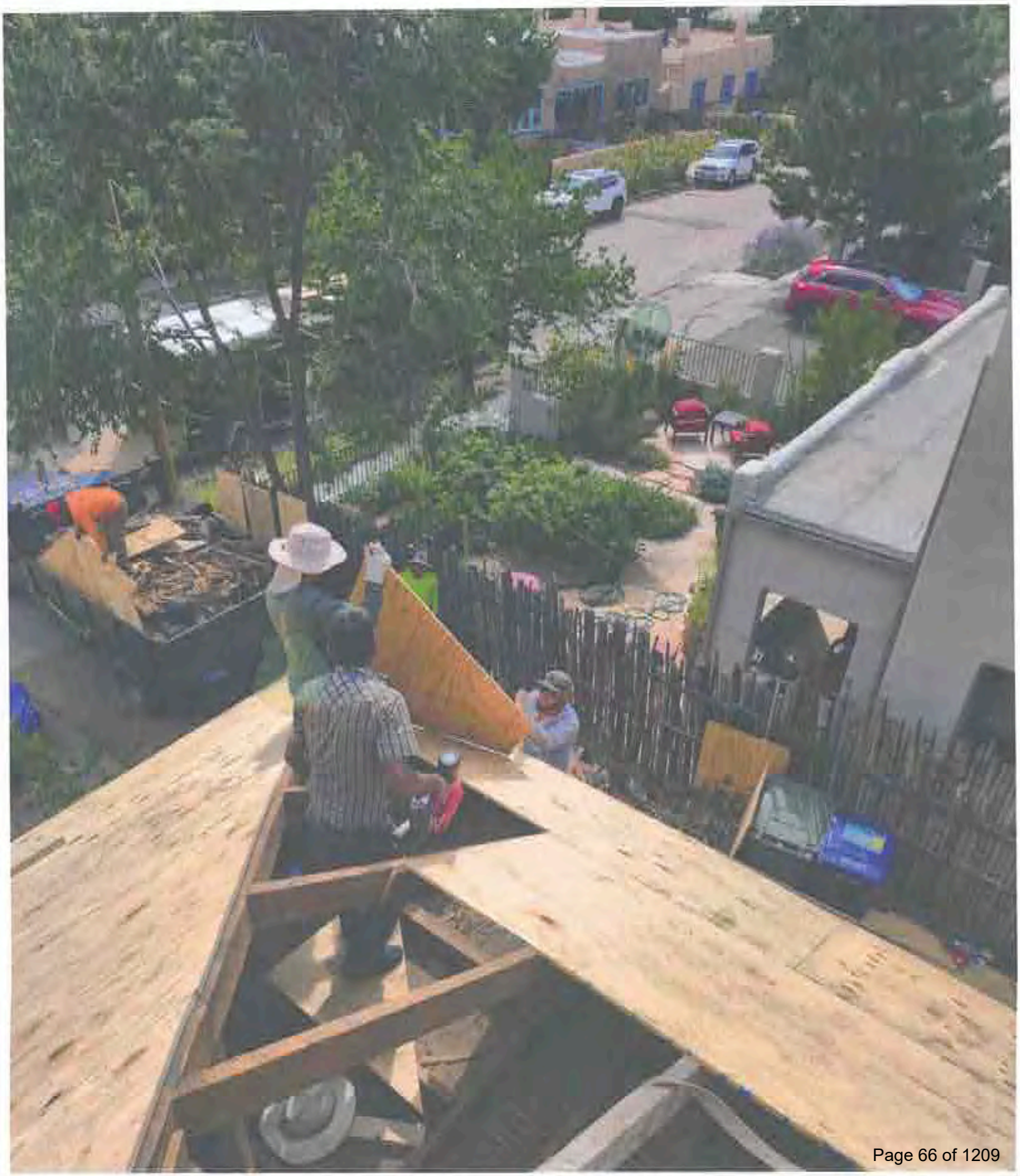












City of Santa Fe

INSPECTION RECORD

Permit number	10663	Date of inspection	Sept 12th
Address	121 E SAN LA FE	Time of inspection	
Owner/Occupant	Ave	Date of inspection notification	
Contractor		Call back number	
Type of inspection	Ext Sht RF Deck	Person who called in notice	
Inspector assigned	Gonzales J.		

ITEMS TO BE CORRECTED

☒ Approved

☐ Not approved

City of Santa Fe

INSPECTION RECORD

Permit number	30663	Date of inspection	Wed Aug 30th
Address	121 E Santa Fe	Time of inspection	
Owner/Occupant	Ave	Date of inspection notification	
Contractor		Call back number	
Type of inspection	Ext Sht RF Deck	Person who called in notice	
Inspector assigned	Gonzales J.		

ITEMS TO BE CORRECTED

☒ Approved

☐ Not approved

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 121 E. Santa Fe

ID NUMBER: 0516 00030

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

SANTA FE ID NUMBER: H 3392

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 NE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION:

_____ ESTIMATE by 1912 ACTUAL

SOURCE(S) King's map - Salmon Addn. 12-13

BUILDING DATA

ARCHITECTURAL STYLE: Hipped Box/NM Ver.

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN:

OVERALL CONDITION:

___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

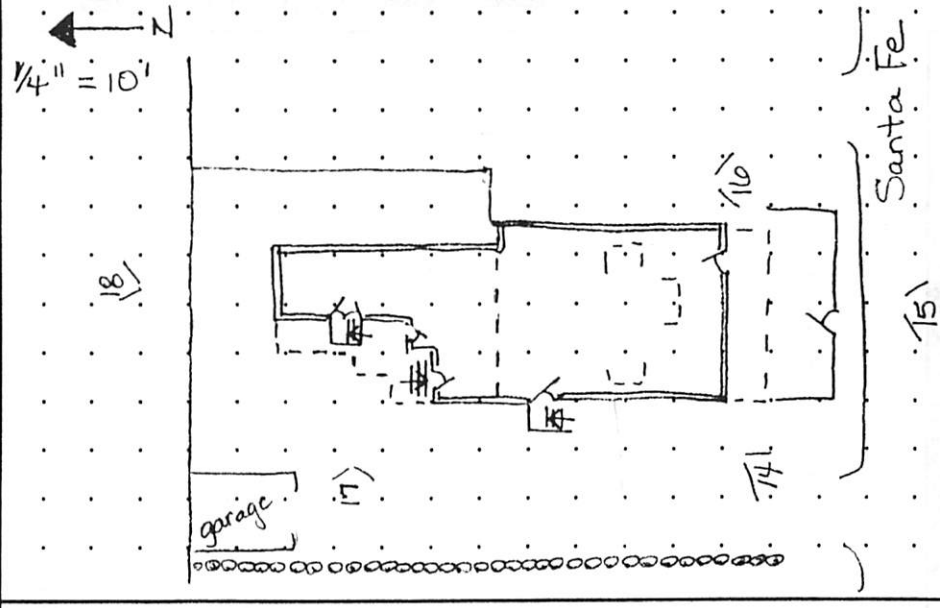
___ YES X NO

PHOTO



#15 south elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB8 NEG # 14 TO 18

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	hipped, asphalt shingle w/ overhang, shaped rafters; metal ridges, roof dormers; corr. metal on rear
BUILDING WALLS	red brick; rear portion stucco
FOUNDATIONS	raised, rough-cut stone
DOORS	front (south) - oval light in wood door, transom in segmental wood opening; carved wood panel; elaborate carved wood; new large-light wood, paired
WINDOWS	front - trio ⊞ w/ leaded upper lights; 1/1 wood DHWs
PORCHES OR PORTALES	full-facade porch under main roof, south - raised wood floor, tapered wood posts over brick piers
BALCONIES	
~~GARAGE~~ ~~COURTYARDS~~	stucco with old wood doors, shed roof with wood fascia, boarded single-light window
FENCES/WALLS	picket fence around front yard
ARCH. DETAILS	segmental openings, brick arches w/ wood window/door surrounds
OTHER	side door of original house has been replaced - carved panel door w/ transom over 2/3 of the door - opening changed
COMMENTS	Large rear addition w/ gable & shed corr. metal roof, stucco walls, NM carpenter detailing - clearly differentiated.

ADDITIONAL PHOTOGRAPHS



#14 west elevation, S end



#17 west elevation, N end

IDENTIFICATION

ADDRESS

121 E. Santa Fe

ID NUMBER: 0516 00030

SANTA FE ID NUMBER: H 3392

SURVEYED/RESEARCHED

DATE 8/93 BY DB



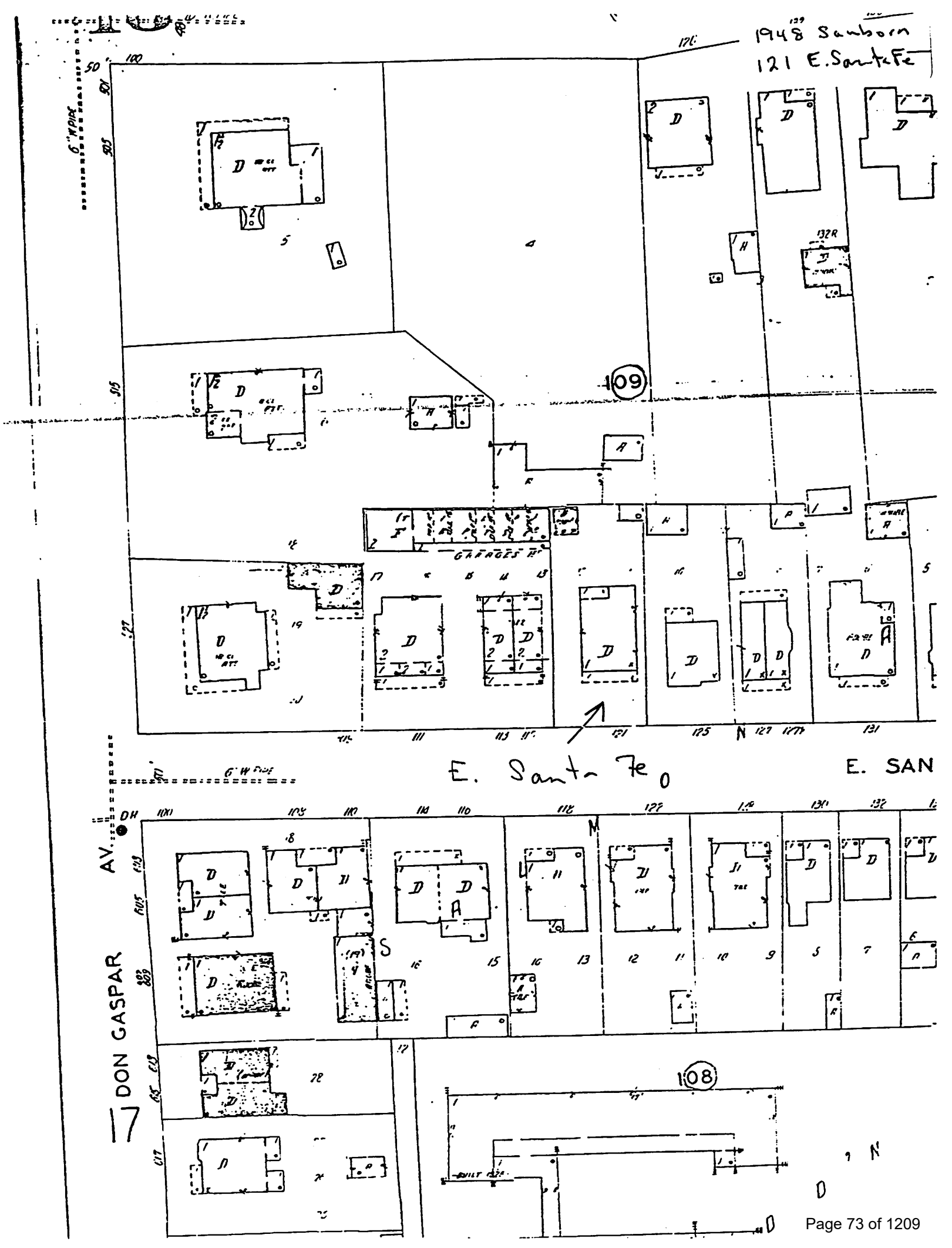
#18 north elevation

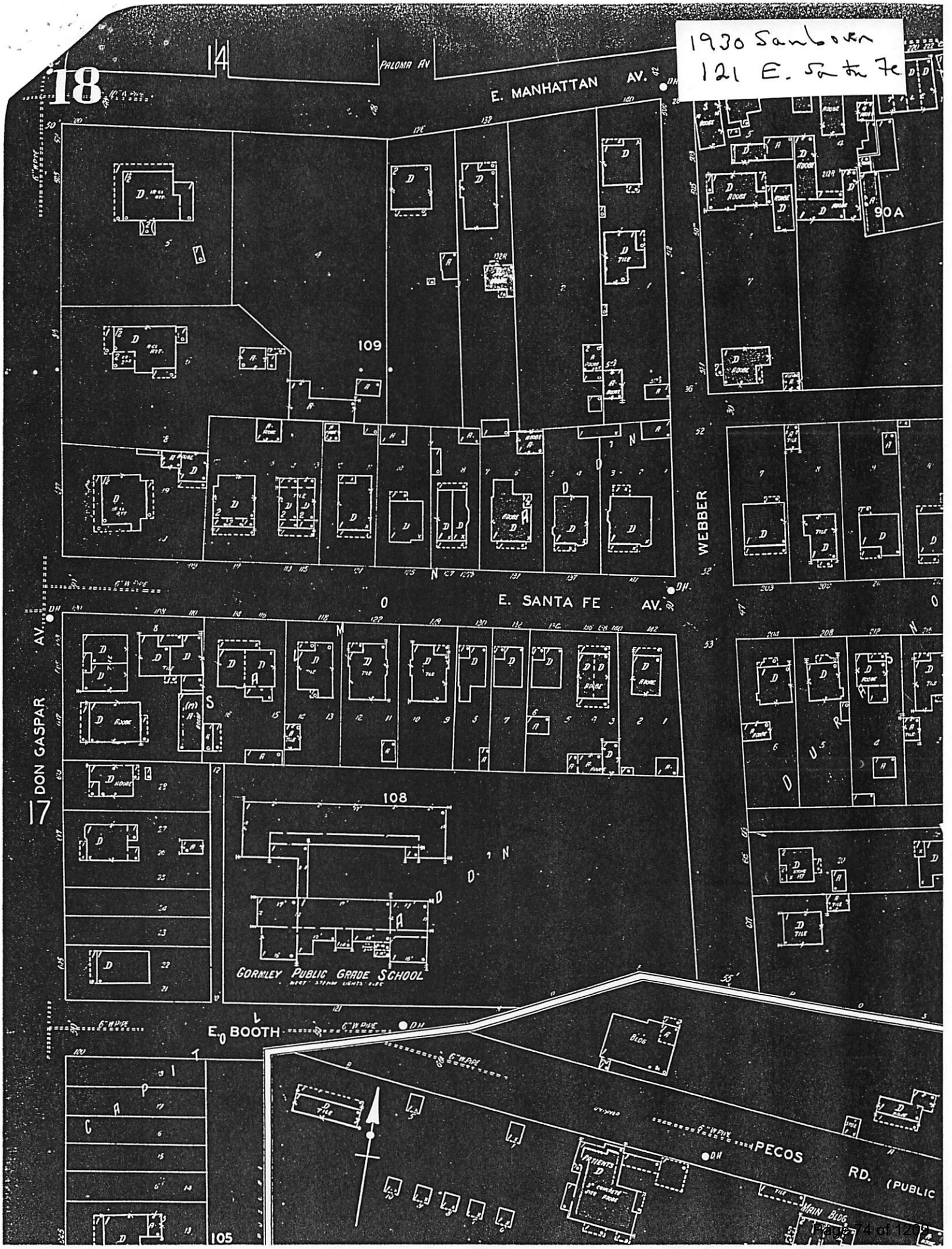


#16 east elevation

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


1912 Kings
121 E. Santa Fe
N. Salmon
L. E. Vick Roy
Digneo
Slaughter
109
Mrs Gabriel Pop
Closson
Dunleavy
SALMON
Santa Fe
NEW YORK ST.
ST.
J. A. Davis
Frank Andrews
108
ADDN.
WEBBER
Dan Lopez
T. A. Hayde
18 Du Val
Mrs. H. S. Du Va
Salmon
Addition
Retsch
Lenker
Lamborn
S. B. Turner
Chas. Lamborn
Townshend
BOOTH
ST
105
106
Chas. Lamborn
Lenker
Lamborn
Addition


1948 Sanborn
121 E. Santa Fe
109
GARAGES
E. Santa Fe
E. SAN
DON GASPAR
108
17


1930 Sanborn
121 E. Santa Fe
18
17
14
PALOMA AV
E. MANHATTAN AV.
E. SANTA FE AV.
DON GASPAR AV.
WEBBER
E. BOOTH
PECOS RD. (PUBLIC
109
108
105
90A
GORMLEY PUBLIC GRADE SCHOOL
BLDG
MAIN BLDG

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H3392

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map Don Gaspar Neighborhood	number 30	UTM reference zone 12 (13)	easting 414920 northing 3948620

location description: 121 E. Santa Fe

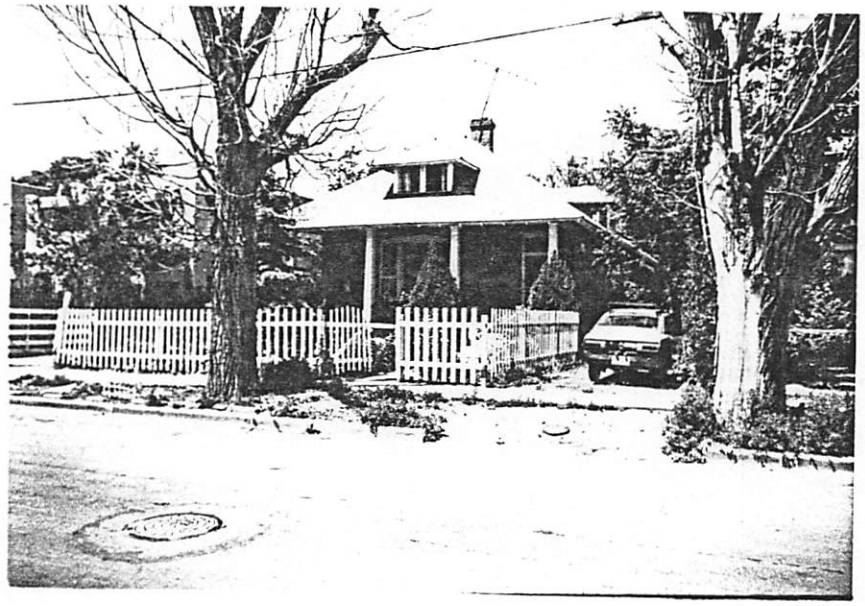
city/town: Santa Fe

land grant/reservation:

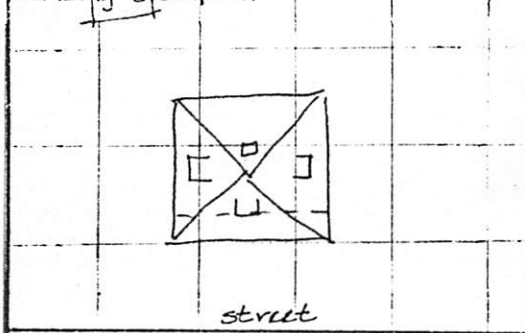
building name:

legal description: tnsp ___ N S range ___ E W sec ___ ¼ ¼

film roll by E.T. no. 2 | negative nos. 14 15 | loc. of neg. City of Santa Fe



building-site plan



date of construction: 1920 estimate before 1912 actual

source: Kings Map

use: present (residential) other ___ historic (residential) other ___

condition: ___ excellent X good ___ fair ___ deteriorating

style: pre Bungalow

foundation material: ~~br~~ stone

wall material/surface: brick-red

degree of remodeling: X minor ___ moderate ___ major

describe:

architectural features: hip dormers - shingled tapered porch posts

surroundings: res

relationship to surroundings: X similar ___ not similar

district potential: X yes ___ no

significance: X significant X contributing ___ supporting ___ intrusive

comments: segm arches d/h wd triple front window

1936 cd - King ES

1928 cd - Berry FA mgr Brg Co Lumber

1912 Kings Map - Dunleavy

associated buildings? X yes

what type? stuccoed garage

if inventoried, list ID nos.

see back? X yes



Berry, FA (Ferdinand)
came to SF in 1927 bought the S7
Mill & Lumber Co, then organized Big Jo
Lumber
Dunlavy Mercantile - SFNM 1-13-04
one of largest firms in State
JP Dunlavy, Pres
FE Dunlavy, Sec
MT Dunlavy, Treas
est 1903
1912 - MT Dunlavy - lawyer

ADDRESS: 121 E. Santa Fe **HIST. SURVEY #:** 30

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

Modern Photos: MNM: SRC:

Surveys: Floor Plans: Elevations:

Other: Letter from HPD re proposed renovations.

Bibliography:

Comments:

STATE OF NEW MEXICO

OFFICE OF CULTURAL AFFAIRS
HISTORIC PRESERVATION DIVISION

VILLA RIVERA, ROOM 101
228 EAST PALACE AVENUE
SANTA FE, NEW MEXICO 87503
(505) 827-8320

TONEY ANAYA
GOVERNOR

JILL Z. COOPER
CULTURAL AFFAIRS OFFICER

THOMAS W. MERLAN
DIRECTOR

February 21, 1985

Kathryn O. Bennett
121 E. Santa Fe Avenue
Santa Fe, New Mexico 87501

Re: Don Gaspar Historic District (SR #891)
Dunleavy Berry House
State Income Tax Application (Form B, Part 1)

Dear Kathryn:

At its February 15, 1985 meeting, the Cultural Properties Review Committee reviewed and approved the State Income Tax Application (Form B, Part 1) for the Dunleavy Berry House with the following conditions:

1. The new railing proposed for the front porch, side porch and steps must be consistent with the late Victorian detailing of the district. A similar design to the examples provided of the neighboring property design will be acceptable. Provide the design for final approval to the State Historic Preservation Division.

2. Proposed new front fencing should be a similar design to the existing picket. To provide a more visual screen, pickets can be placed closer together. Height should be compatible with the historic fencing in the district. Submit the final design for approval to the State Historic Preservation Division.

3. New roofing must be consistent with original. Wood shingles may be acceptable if historic precedence is shown. Match the existing if no historic precedence can be found.

Although all work is approved, the following are the only allowable expenditures for State tax credit:

1. Replacement of missing moldings, sanding and refinishing woodwork, new rear door, new wood flooring on porch, and new door at utility room (new exterior fencing planter, lattice work are not allowable).
2. Patching and repainting plaster (new wallpaper is not allowable).
3. New bathroom sink and spigot (new shower apparatus is not allowable).

4. Replumbing the kitchen cabinet, and new glass for kitchen light.
5. Replaster of the rear is acceptable only on the historic part of the house.
6. Rewiring the house (replacement of fixtures is not allowable).
7. Chimney repair.

Please contact me if you have any questions or need further assistance.

Sincerely,

Barbara Zook
Architectural Technician

BZ/bc

September 10, 2025

Santa Fe Historic Preservation Division
PO Box 909. Santa Fe, New Mexico 87504-0909

Re: 121 EAST SANTA FE AVE, SANTA FE, NM 87505

Dear HDRB,

This proposal covers the property at 121 E Santa Fe Ave. This is a two-part proposal that requests a clarification on work already completed (the “Exception”) for which we believed we received approval and a second proposal for which we received partial approval. In reference to the second proposal, we will only be applying for those items that were not approved in the first submission. From this point forward, we reference P1 for proposal one (the Exception), P2 for proposal 2 and P2a if referencing those items that were already administratively approved.

P1 (Exception) was permitted (23-30663) for a new roof that required a “rebuild and reframing of the roofline” where the house meets the casita. The modification to the roof line was required because a significant amount of construction done decades prior to the acquisition of the property by the us that was not consistent with code (specifically code requiring a 12:1 slope). This necessitated removal of four walls of approximately 25-feet. Because of the inadequate construction (we believe 1974) four walls were entirely rotted and inside the walls were significant amounts of rodent feces and dry rot. The roofers indicated that rebuilding with the old roof line would have resulted in the same problems with drainage from the back roof. Durabuild construction permitted the job and asked if they should rebuild the roofline requiring the replacement of the rotted walls. Once again, we believed this was permitted. We submitted a request to utilize cedar shakes, which are consistent with the dormers on the house and Gary Moquino approved verbally by stating that they would look great and be consistent with the house style (craftsman), so we ordered $4,000 in cedar shakes. Additionally, we ordered modern double pane windows since they would not be visible from the street. Another important point is that several local realtors and a real estate attorney informed us that since it was not visible from the street, it would be OK.

At the request of Mr. Moquino, we submitted a proposal on September 14, 2023 for the walls, which we still believed were approved. Our hearing was postponed to October, then November. Two days before the first hard freeze of the winter, I called Paul Duran personally and told him that I needed to protect the house and since we had our proposal postponed two times already, I had to get the windows in. He approved saying that we had to “protect the house”. We had our proposal postponed again to December, then January, and finally completed the cedar shakes in February consistent with

statutes requiring us to protect the house and under the assumption a hearing would not take place before permanent damage to the house would happen. We are requesting retroactive approval of this work. This amendment added approximately 28 square feet to address the exception items listed below.

To summarize the *exception* from 14-5.2(D)(2)(d):

1. There were four walls that were entirely rotted: so badly they could be moved by pushing on them lightly. We believed this was a safety hazard, both because of the risk of it breaking off and because an intruder could easily knock the wall down. This condition was a result of the poor roofline design.
2. There were four walls that contained extensive amounts of rodent feces and assorted collections of rodent “treasures” including fur, organic material and other assorted random materials. Given the risk of Hunta virus and other diseases related to rodents in and around the home it was critical we replace the walls urgently.
3. The door from the outside of the house was separate from the door to the laundry room (also outside) on the north elevation. Evidence indicates that at some point there was a large tree between the two doors. We have already seen that this area will continue to sink as the tree roots continue to decay. This created a very low spot that (given the northern exposure) created an ice rink effect during the winter - a significant safety hazard as well as a difficult situation for anyone needing to do the laundry during a freeze period (all winter due to the northern exposure).
4. The casita has been and is a rental unit. The health and safety problems would apply to renters of the casita as well as the primary owner.

(i) The additional walls are stucco and cedar shake, consistent with the district and the property. The add on done in the past added a stucco casita to the back of the house. The dormers and house immediately next door is almost 100% cedar shake.
(ii) Four walls were completely rotted due to the add on in the last century. This poses a health risk (mold) and a physical risk (falling down).
(iii) The replacement of the walls allow the home to be occupied and remain structurally sound.

P2 was submitted in the middle of November 2023 and once again never made it to committee since our hearing continued to be postponed. The request was for the following:

1. The east dormer has windows that are not substantially like the other two dormers on the house. We would like to replace the windows on said dormer to reflect the style of the windows and the other two dormers more accurately. We propose to replace the windows with double paned in a style that is similar to the historic windows on the rest of the house (except the casita). This does not appear to be a part of the original house and the current windows are

substantially different. The replacement would include grills across the entire window. *Administratively approved on November 27, 2023.*

2. **The steps from the front patio are concrete and brick. The concrete has deteriorated significantly and the rise and run of the existing steps are not consistent with existing code. Additionally, someone put new lumber on top of rotted old lumber creating a "lip" that has tripped and injured several people. There have not yet been any personal injury lawsuits.**

   The national building code reads: "Treads must be at least 10 inches deep, measuring from front to back. Stair treads must sustain a weight of at least 300 pounds in an area no more than four inches square. The rise, or the vertical distance from one tread to the next, can be no more than 7 1/4 inches high."

   The current steps ARE HAZARDOUS, and several guests have tripped on them. Because they added a deck on top of a deck, there is a "lip" at the top of the steps that creates a significant tripping hazard. Additionally, there are no handrails, which would be added when the stairs are replaced. We propose replacing the concrete steps with Messmers (https://www.messmers.com/) over cedar. Since the existing deck is painted red, we feel that cedar and its natural red tone would be sufficiently similar in color. Therefore, natural cedar would be the primary request, (see deck request at item 3). Photos of current steps are attached. Exhibit 2A, 2B, 2C, and 2D. *This was not administratively approved even though it is a significant safety hazard.*

3. **Replacement of front patio deck is needed as previous owners "decked over" an existing rotted deck and evidence of rotting under the second deck is showing. We are requesting that we be allowed to use cedar as decking material to be coated with Messmers. Note that the deck is currently painted red, so moving to a natural cedar with a red tinted stain would not significantly change the look and would better match the natural brick of the house. Neighbors have indicated that the "second" porch was added to the first porch several years ago by a tenant (not owner). He also advised them it was not permitted and that he warned them that putting new wood on rotten wood would only result in the top deck rotting within a few years. Note that this was done without historic or permits. Photos attached exhibit 3A and 3B. *This was not administratively approved even though it is a significant safety hazard.***

4. We would like to request that we be allowed to repair the brick planter immediately in front of the deck. Many bricks are missing. We will endeavor to use the same bricks, but may not be able to locate them, in which case we would like to substitute like/kind. Photos attached Exhibit 4A, 4B and 4C. *Administratively approved on November 27, 2023.*

5. **The front deck does not, nor may have never had a railing, however the deck is 30 to 38 inches above ground. Given the height above ground, that is not within code guidelines which require "Decks higher than 30″ off the ground have guardrails to satisfy a majority of local building codes. Most U.S. guidelines require railings at least 36″ tall between the decking and top rail, though this varies by location. California and Washington require 42″ or taller railings for decks." We have had two people fall off the patio without injury but feel this is just luck that serious injuries have not happened yet.**

   This proposal asks permission to install railings consistent in height with the Santa Fe code. I could not locate the height requirements but will build consistent with code.

   This is a safety hazard, and we request immediate approval to mitigate this problem. Photos attached Exhibit 5A and 5B. Also, see elevations for railing. They would be consistent with craftsman style homes as found on several Internet sites (see attached in file). Once again, we are open to suggestions for style should the committee make a recommendation. *This was not approved even though it is a significant safety hazard.*

6. The front door needs repair. There are several holes in it and one of the decorative accents are missing. We would like to repair and repaint the door white, which is the current color. Additional problems include failure to close properly, allowing cold weather in as well as loose glass. *Administratively approved on November 27, 2023.*

7. The house hasn't been painted in at least 20 years. Weather and UV damage can still be mitigated with new primer and paint. We propose painting the house the same color of white. Photos general photos. *Administratively approved on November 27, 2023.*

8. The windows have had little or no paint for at least 20 years. We propose to repair and repaint the windows. These windows are angled sash weighted windows. At least half of them are semi-functional due to the ropes being cut. We will paint the windows the original white. *Administratively approved on November 27, 2023.*

9. We still have four original screens for the windows (11 windows). We would like to request that we repair and replace the screens as well as manufacture identical new storm windows for the winter weather. Current color is white. We anticipate that the color will remain white. *Administratively approved on November 27, 2023.*

10. **Historic photos of the house feature a white picket fence. We are requesting that we be allowed to rebuild the original white picket fence. Note that the photos supplied were from the state historic division circa 1974 (Harvey Kaplan).** ***At the moment, we will withdraw this request.***

11. Replace decrepit fence at the end of the driveway (on west side of the house) with a higher quality cedar single gate as well as a double gate to accommodate larger items going to the backyard (see drawing). Regarding the double gate, the single gate is not large enough to accommodate furniture or appliances that need to go to the back of the house or the ADU. The current fence is in disrepair and is currently painted red. We propose to stain cedar in a red tint that would not significantly change the look. Drawing and photos attached Exhibit 12A, 12B, 12C, and 12D. *Administratively approved on November 27, 2023.*

Note that for the remainder of the proposal we will no longer reference to the previously approved items. The complete list is contained in attachment 1.

Sincerely,

Dr. Brett and Kirsten Trusko
Owner, 121 E Santa Fe Ave
Brett.trusko@gmail.com
Mobile: (505) 496-5209

Attachment One
Summary of Request P1 and P2a

1. Retroactive approval of roofline repair including rebuild of walls and window replacement (an exception per 14-5.2(D)(2)9d).
2. Replacement of front porch steps with wooden steps to bring them to code. Photos 2A, 2B, 2C, and 2D.
3. Replacement of front patio to mitigate risk of collapse. Photos 3A and 3B.
4. Addition of safety railing on front porch to mitigate fall hazard. There are no photos available. Refer to 3A and 3B for height concerns.
5. Replacement of front porch pendant lights to improve safety and security. Photos 5A, 5B, 5C and 5D.
6. We are withdrawing the picket fence request as we have changed our mind.

an assist with filling out this form.

AutoFill For

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:

Date Submitted: 9.9.24

Property Owner of Record: Kirsten & Brett Trusko

Applicant/Agent Name: n/a

Contact Person Phone Number: (415 860 7025

Site Address: 121 East Santa Fe Ave, Santa Fe NM 87501

Proposed Construction Description: replace rotted wall - roof replace support

TOTAL ROOF AREA:

Zoning District: _____

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

Submittals Reviewed with PZR: Lots 12-13, block 1, salmon edition
☒ Legal Lot of Record ☒ Development Plan ☒ Building Plans ☒ Existing Site Plan ☒ Proposed Site Plan ☒ Elevations

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

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

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

Terrain: ☐ 30% slopes _____

Lot Coverage: _____%
☐ Open Space Required: _____

Setbacks:
Proposed Front: _____ Minimum: _____
2nd Front? _____
Proposed Rear: _____ Minimum: _____
Proposed Sides: L___ R___ Minimum: _____

Height: Proposed _____
Maximum Height: _____ or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: _____

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

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

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

Kirsten Trusko
PRINT NAME ☒ OWNER ☐ APPLICANT ☐ AGENT

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

SIGNATURE _____ DATE 9.9.24

To Be Completed By City Staff:

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

Zoning Approval:
☑ Preliminary Approval ☐ with conditions ☐ Rejected
Comments Conditions: _____

CASE #2025-010467

REVIEWER: Joel Cruz-Haber DATE: 05 / 16 /2025

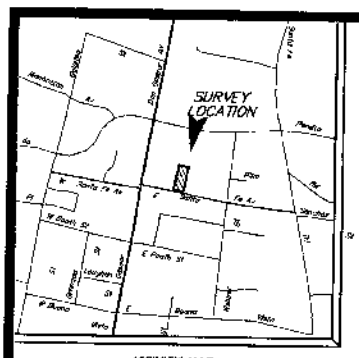
Original color form must be submitted with Historic Districts Review Board (HDRB) application packet.

Revised 20 November 2020

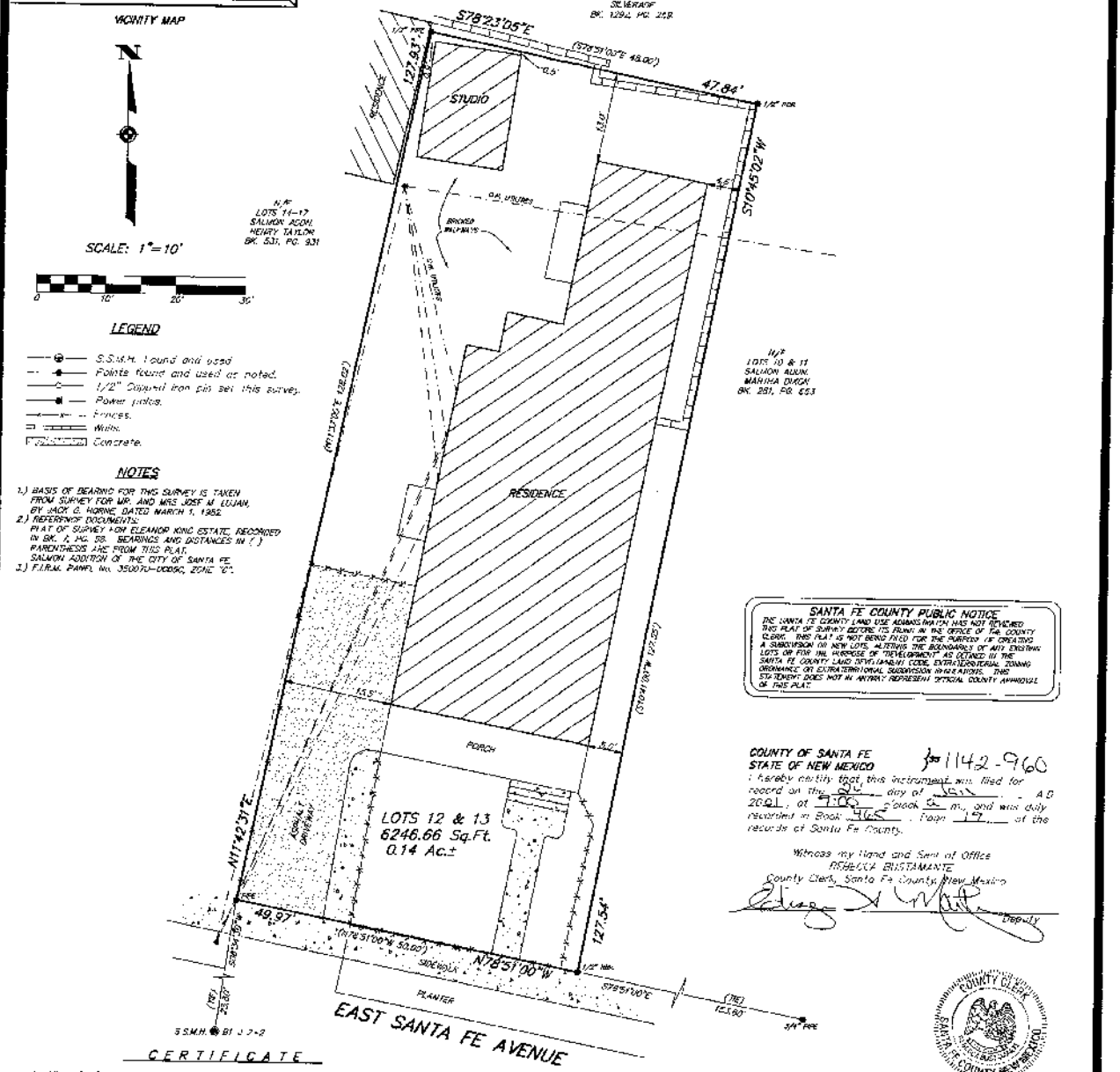
BOUNDARY SURVEY PLAT
FOR
GIFFORD M. KEEN AND KAREN KNIGHT

465019

ON LOTS 12 AND 13, BLOCK 1, SALMON ADDITION,
ALSO LOCATED AT 121 EASE SANTA FE AVENUE,
CITY AND COUNTY OF SANTA FE, NEW MEXICO.



VICINITY MAP



LEGEND

- S.S.M.H. found and used
- Points found and used as noted.
- 1/2" Diameter iron pin set this survey.
- Power poles.
- Fences.
- Walls.
- Concrete.

NOTES

1.) BASIS OF BEARING FOR THIS SURVEY IS TAKEN FROM SURVEY FOR MR. AND MRS JOSE M. LUJAN, BY JACK C. HORNE, DATED MARCH 1, 1952.
2.) REFERENCE DOCUMENTS:
PLAT OF SURVEY FOR ELEANOR KING ESTATE, RECORDED IN BK. 1, PG. 58. BEARINGS AND DISTANCES IN ( ) PARENTHESIS ARE FROM THIS PLAT.
SALMON ADDITION OF THE CITY OF SANTA FE.
3.) F.I.R.M. PANEL No. 350070-0006C, ZONE "C".

SANTA FE COUNTY PUBLIC NOTICE

THE SANTA FE COUNTY LAND USE ADMINISTRATION HAS NOT REVIEWED THIS PLAT OF SURVEY BEFORE ITS FILING IN THE OFFICE OF THE COUNTY CLERK. THIS PLAT IS NOT BEING FILED FOR THE PURPOSE OF CREATING A SUBDIVISION OR NEW LOTS, ALTERING THE BOUNDARIES OF ANY EXISTING LOTS OR FOR ANY PURPOSE OF "DEVELOPMENT" AS DEFINED IN THE SANTA FE COUNTY LAND DEVELOPMENT CODE, EXTRATERRITORIAL ZONING ORDINANCE OR EXTRATERRITORIAL SUBDIVISION REGULATIONS. THIS STATEMENT DOES NOT IN ANYWAY REPRESENT OFFICIAL COUNTY APPROVAL OF THIS PLAT.

COUNTY OF SANTA FE
STATE OF NEW MEXICO

I hereby certify that this instrument was filed for record on the 30th day of May, A.D. 2001, at 9:00 o'clock A.M., and was duly recorded in Book 465, Page 17, of the records of Santa Fe County.

Witness my Hand and Seal of Office
RIEBECCA BUSTAMANTE
County Clerk, Santa Fe County, New Mexico

By: [signature] Deputy

#1142-960

CERTIFICATE

I, Allen C. Grace, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

I further certify that this survey is not a land division or subdivision as defined in the New Mexico Subdivision Act and that this is a boundary survey plat of an existing tract or tracts.

[signature]
Allen C. Grace
331 VILLEROS ST.

JANUARY 20, 2001.
P.S. No. 12443
Santa Fe, NM.

U.P.C. 1-054 088-202-475

XYZ SURVEYING & DRAFTING		
331 VILLEROS St.	SANTA FE, NM	982-5536
Project No. XYZ01001	Dwg. ACG Fld. BL2150-A	Ck. Bk. A
BEARING INFORMATION FOR COUNTY CLERK		
NAME	LOCATION	SUBDIVISION
BENNETT	SEC. 25, T17N, R9E	SALMON ADDN.

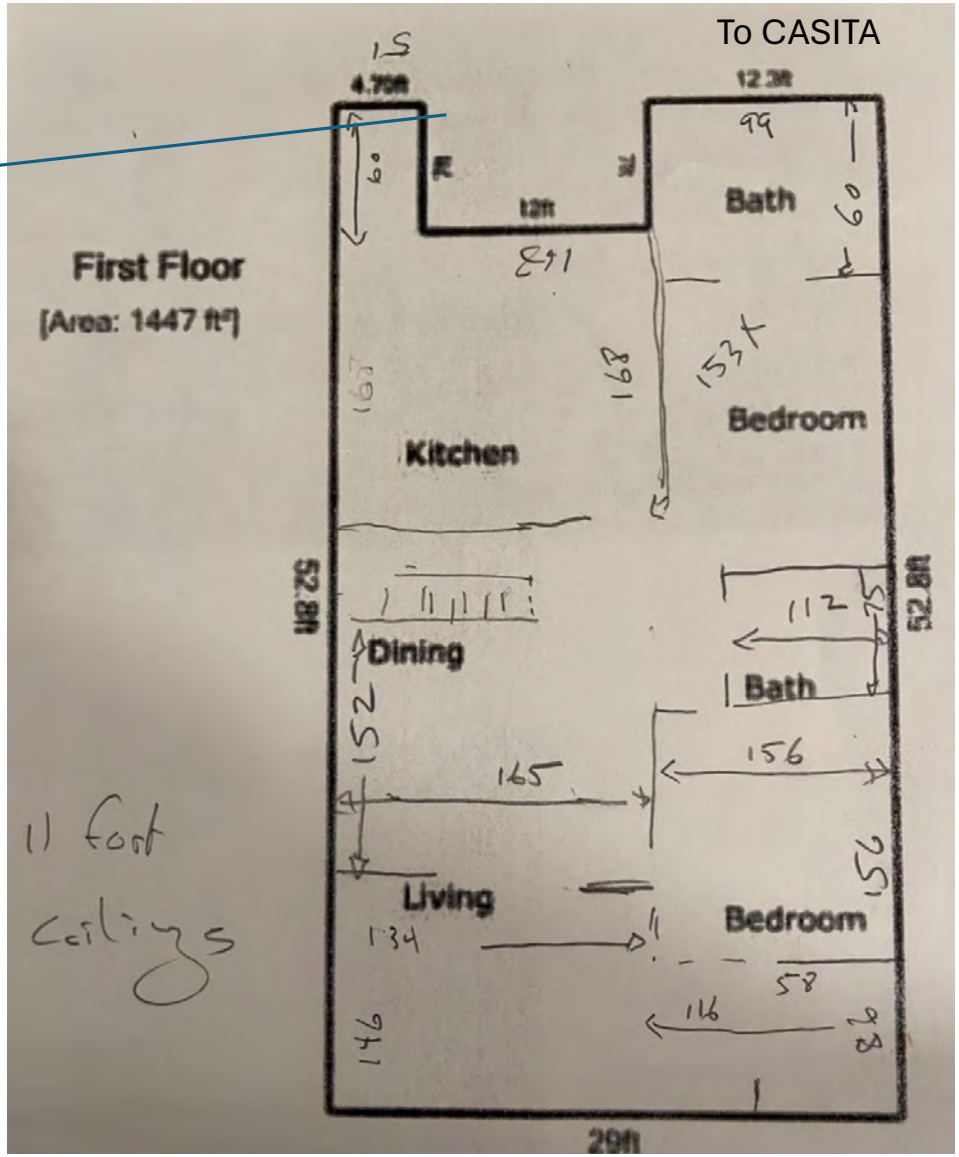
Land Records Corp. FA ALB14862 SF 1142960.001

Original site plan. Added in correction of roof line: 18” at back of main house

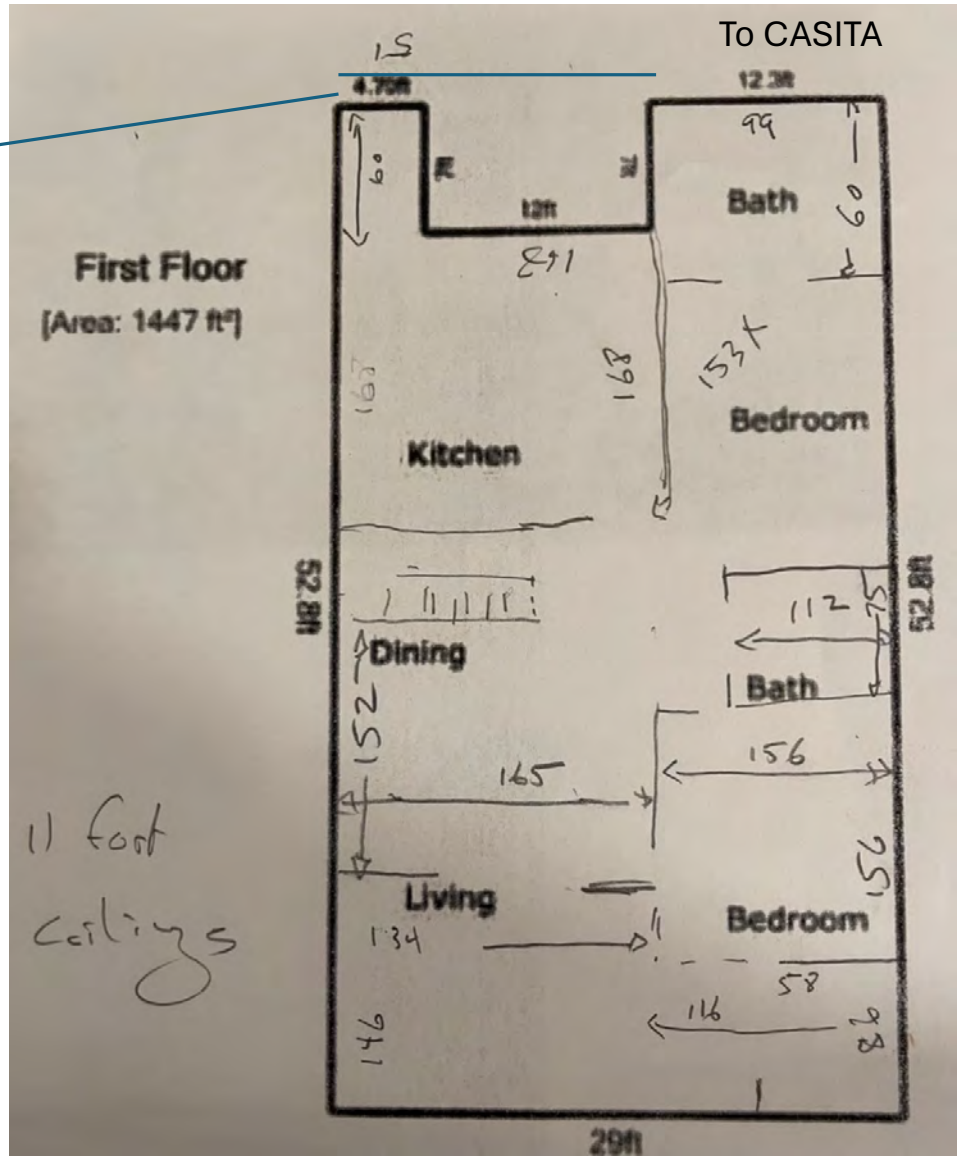


Original floor plan.
Note: it didn't capture the wall/doors at the back of the utility room (housing washer & dryer).

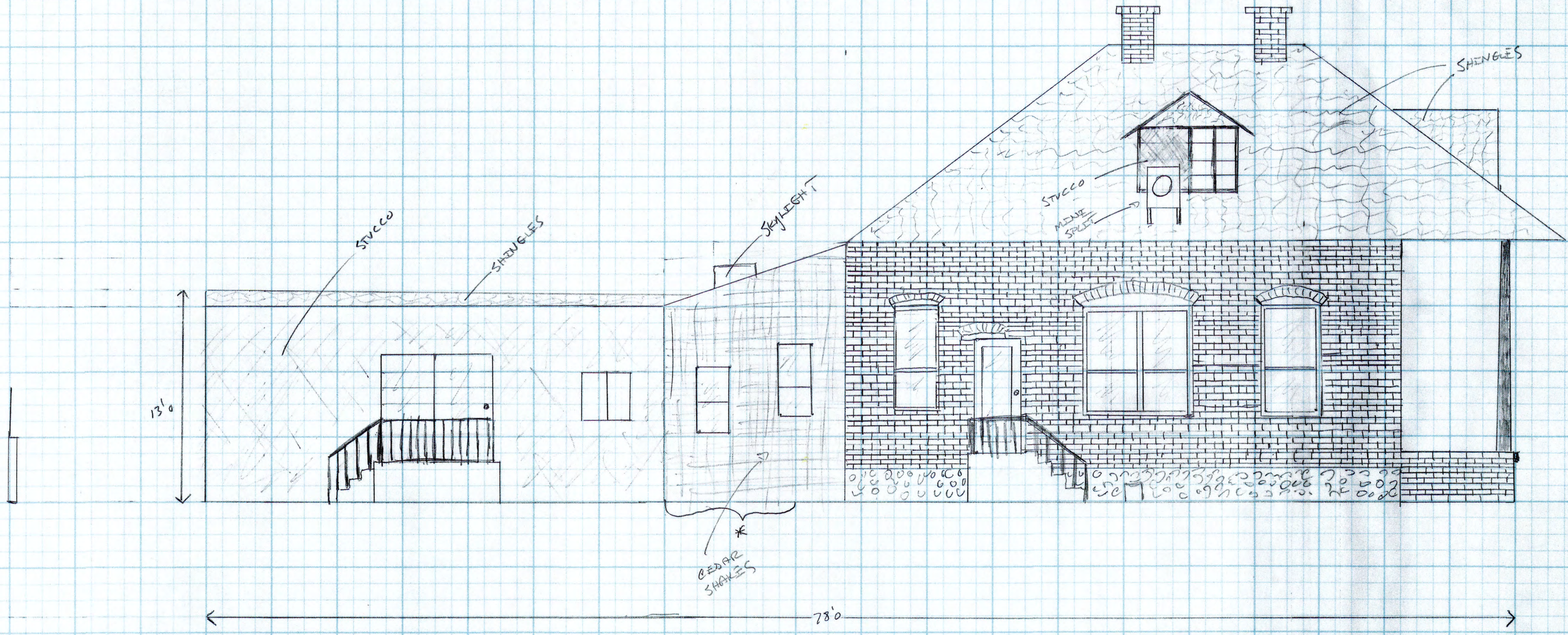
Note: Only 1st floor impacted by roof replacement and related work



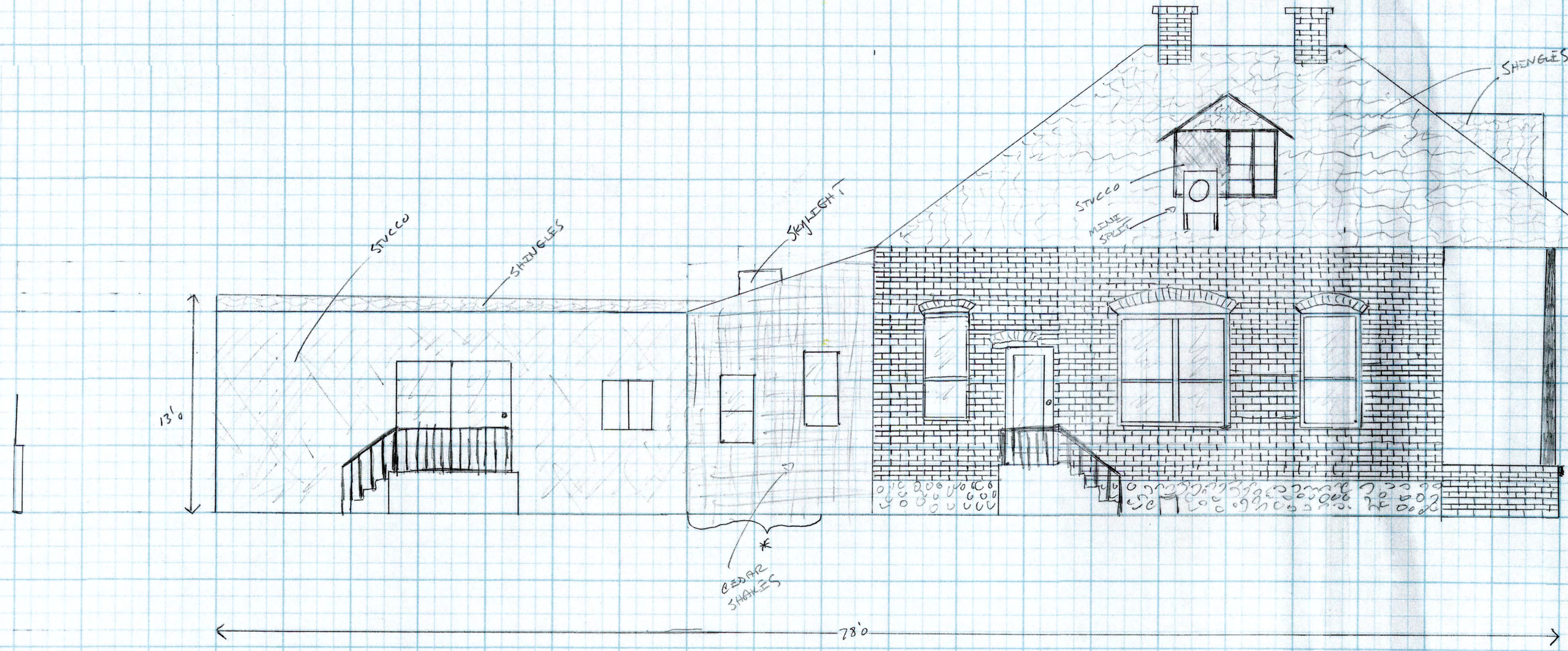
1st floor Current floor plan. Extended 18” from back of utility room to correct original roofline that caused the leaks, rot, and housed rodent feces.



WEST ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

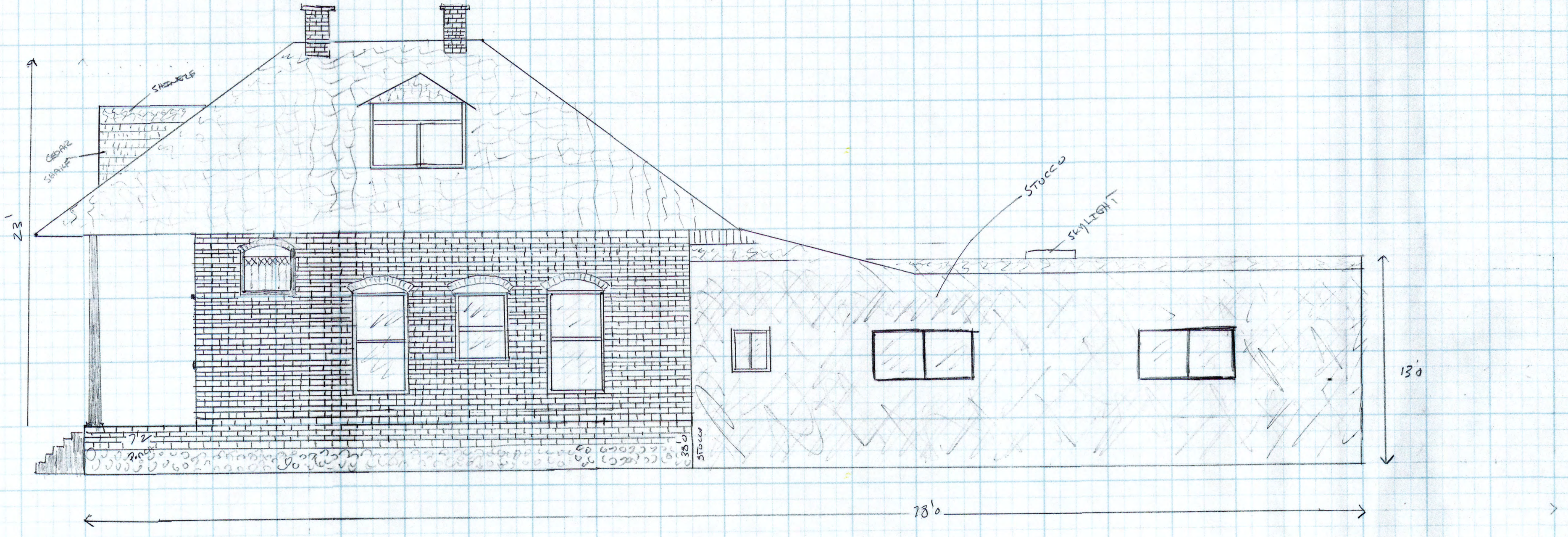


WEST ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505



EAST
SOUTH ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

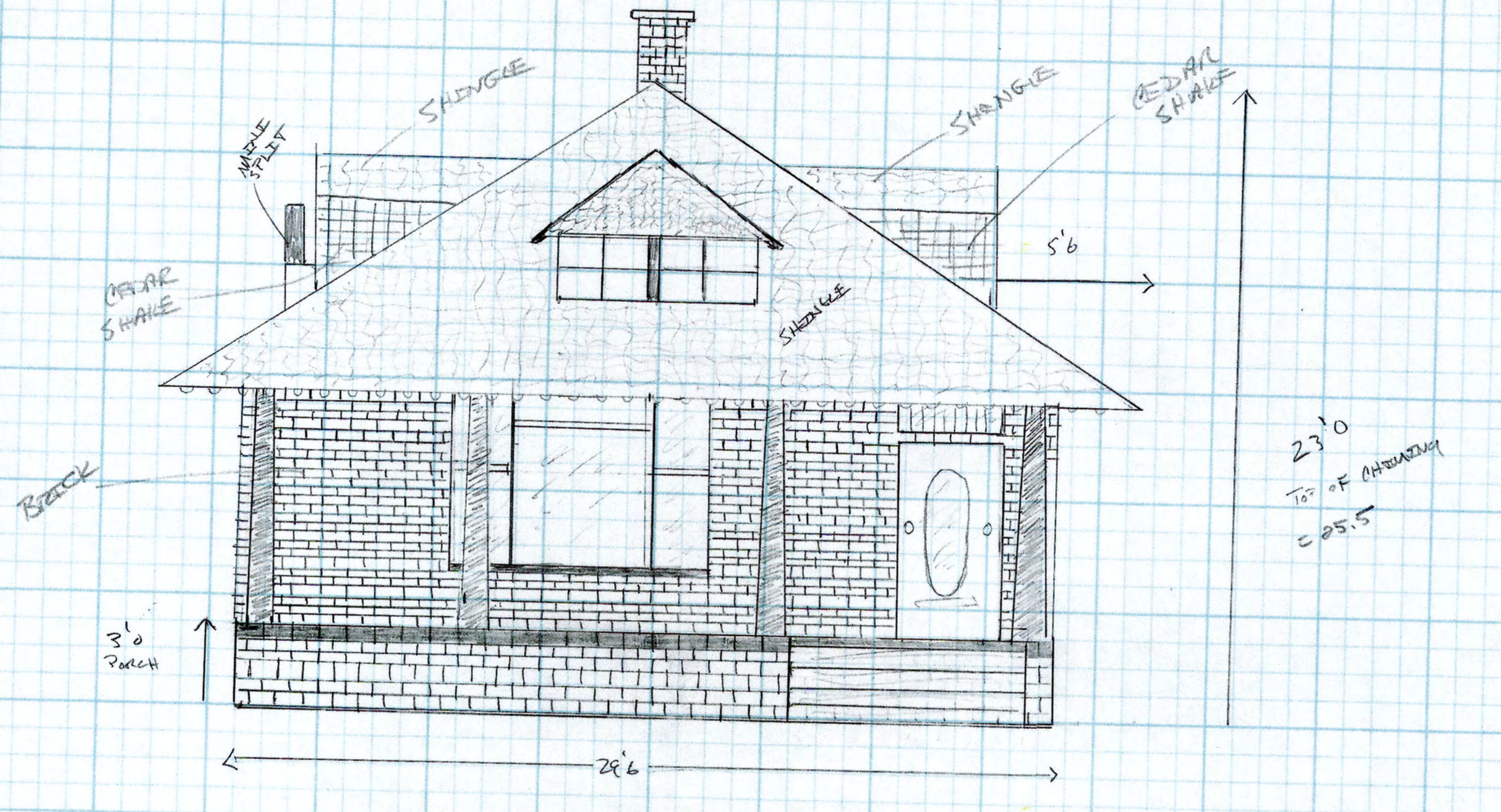
1/4 INCH = 1 FOOT



SOUTH ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

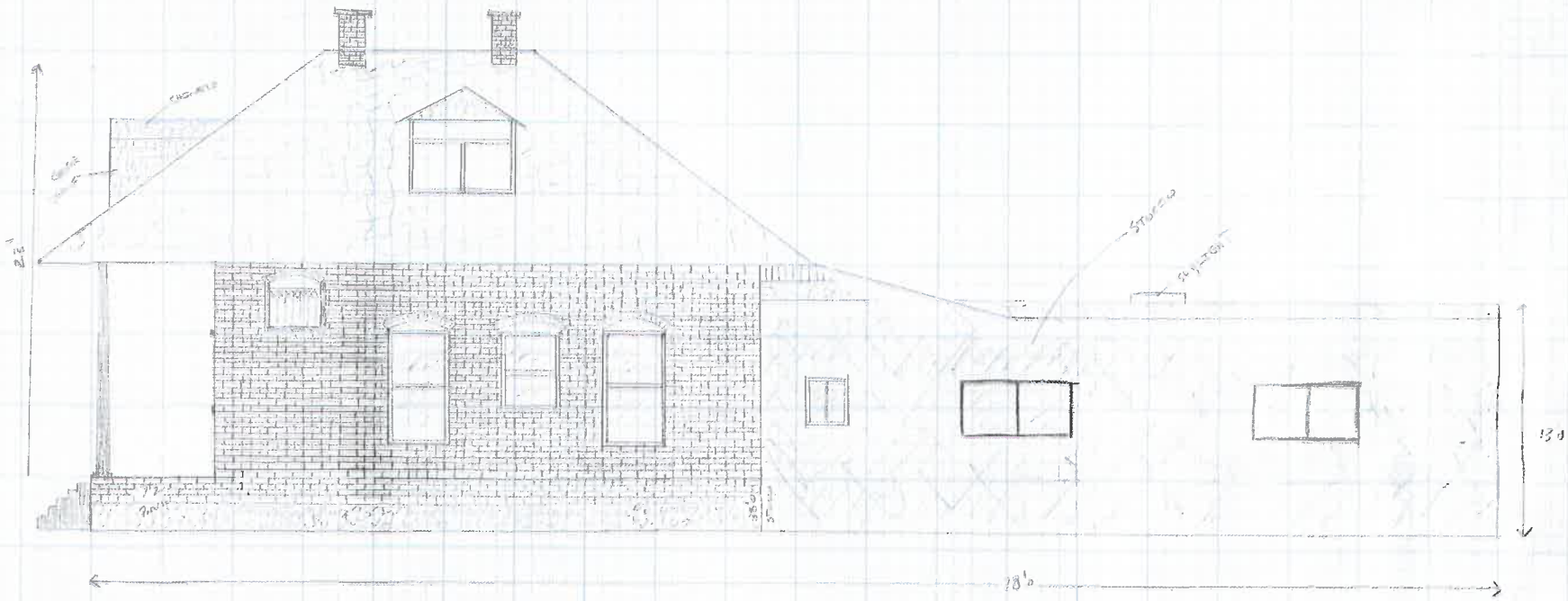
1/4 Inch = 1 Foot

NO WINDOWS TO
BE REPLACED



SOUTH ELEVATION
121 E SANTA FE AVE
SANTA FE, NM 87505

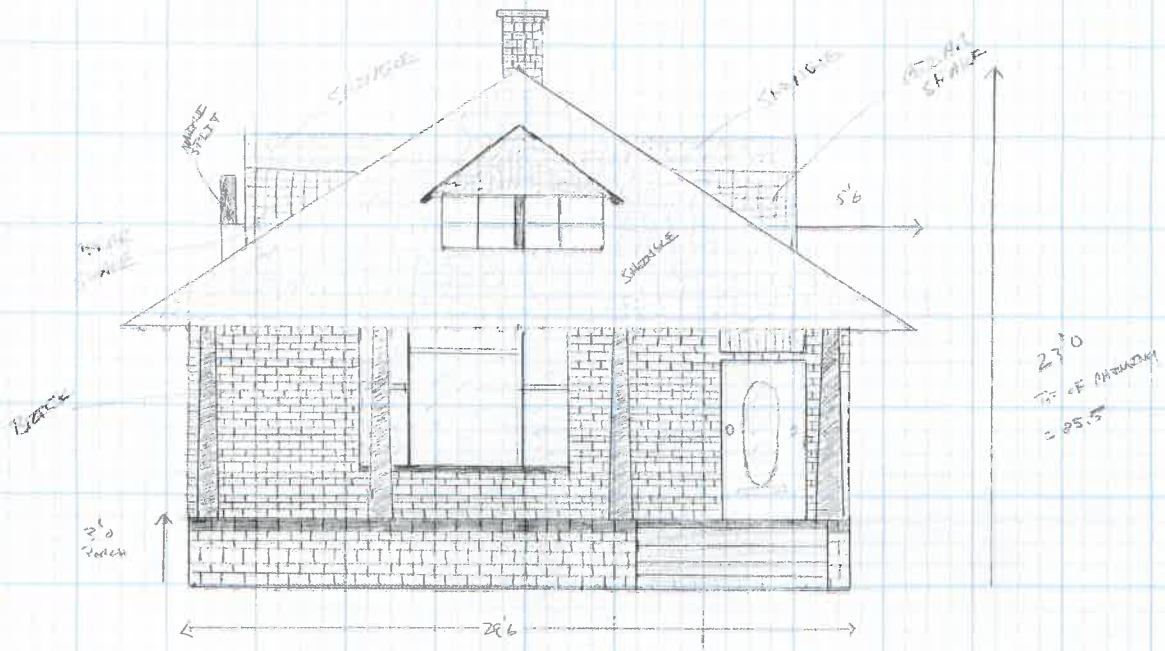
1/4 INCH = 1 FOOT



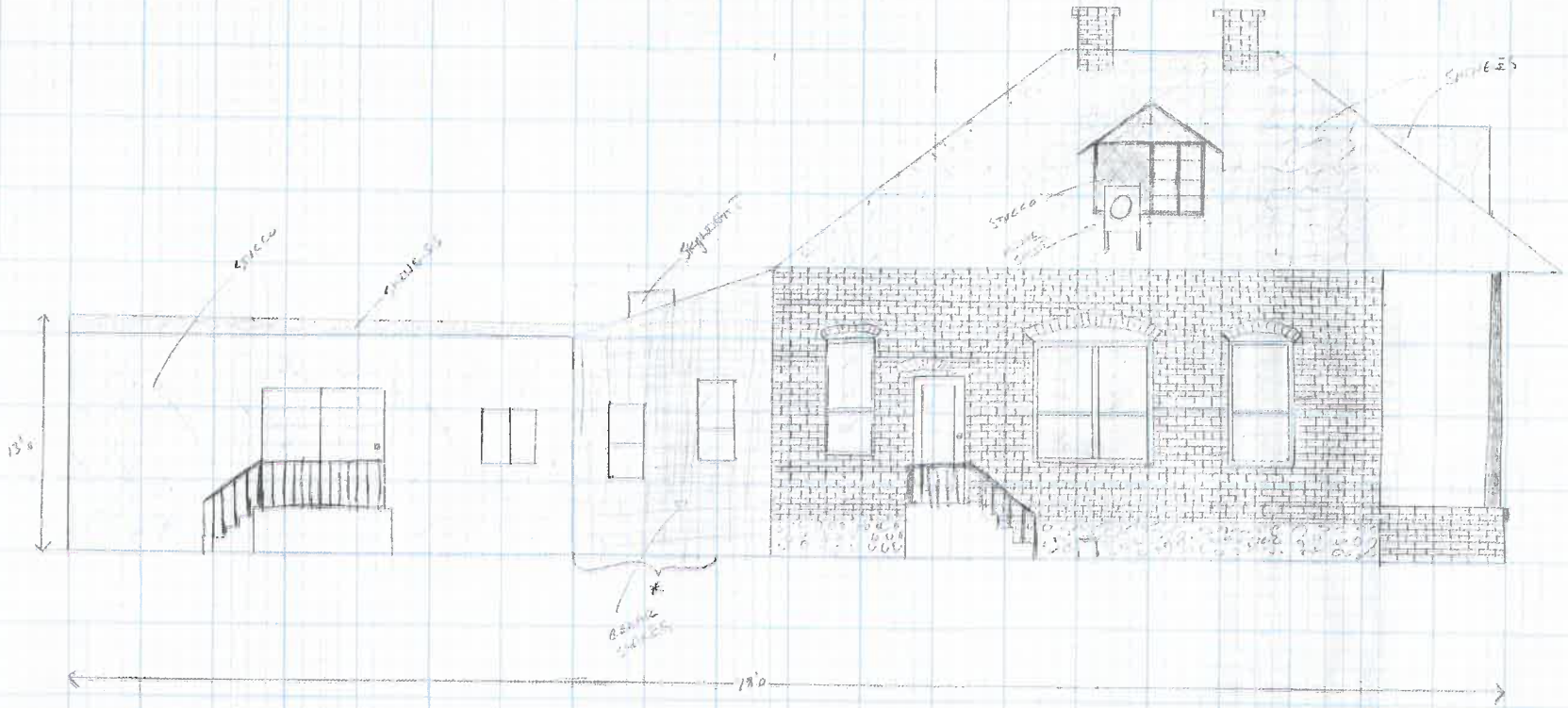
SOUTH ELEVATION
131 E. SANTA FE AVE.
SANTA FE, NM 87505

1/4 Inch = 1 FOOT

NO WINDOWS TO BE REPLACED

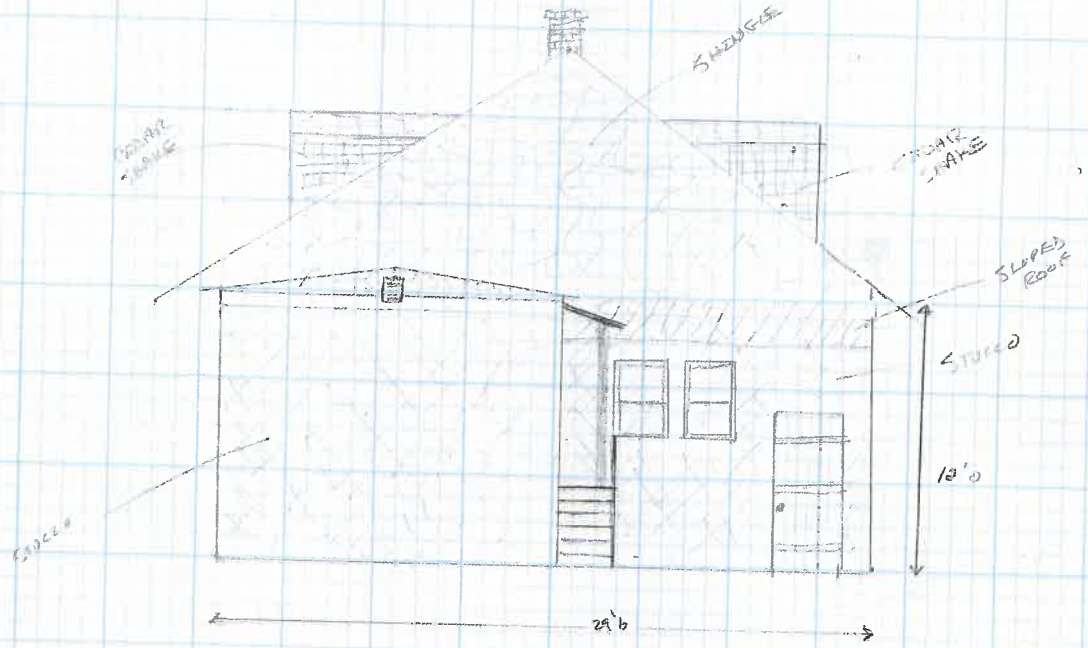


WEST ELEVATION
121 E SANTA FE AVE.
SANTA FE, NM 87505



NORTH ELEVATION
121 E SANTA FE AVE
SANTA FE, N.M. 87505

1/4 INCH = 1 FOOT



Approved Roof Replacement
and related replacement of support walls (back of house, north and west walls

Area of where roofers corrected angle (remedy of leaks, rot, rodent feces)

Walls replaced in correcting roof angle

Stucco on North wall replaced in correcting roof angle

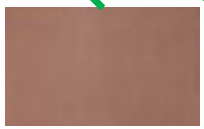


Shakes on west supporting wall replaced in correcting roof angle

4 Windows replaced

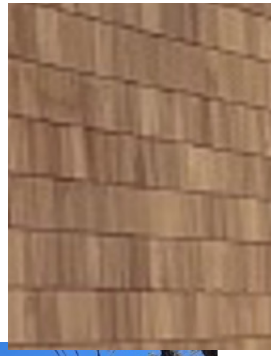
Approved Roof Replacement Support Walls and related surfaces

North wall replaced. Replaced surface with the similar stucco as original (in shade so looks darker)





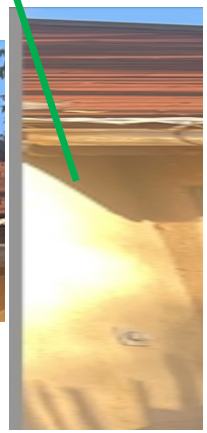
West wall replaced. Covered with shakes to match the 3 dormers





North and west walls before replacement. Original stucco (pic in bright sunlight so looks lighter)





West front





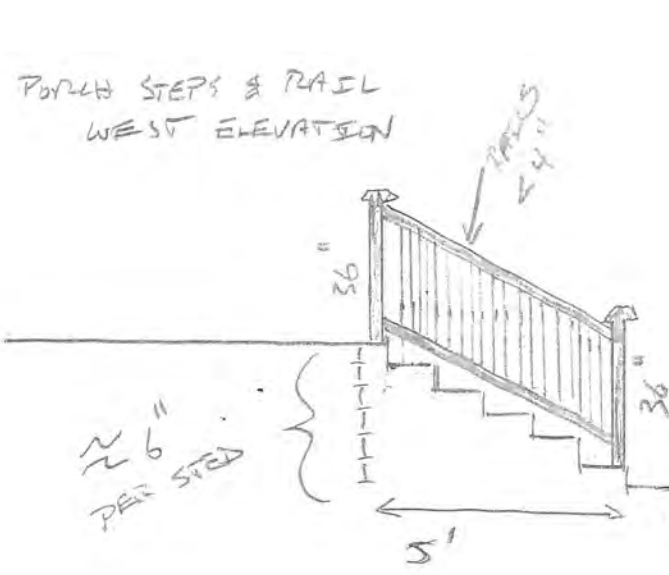
West back elevation, from the North, inside the north wall

Note: this shows the work completed to remedy the angle of the roof that had caused the leaking and rotted walls in previous roof

121 E SANTA FE AVE

1/4 INCH = 1 FOOT

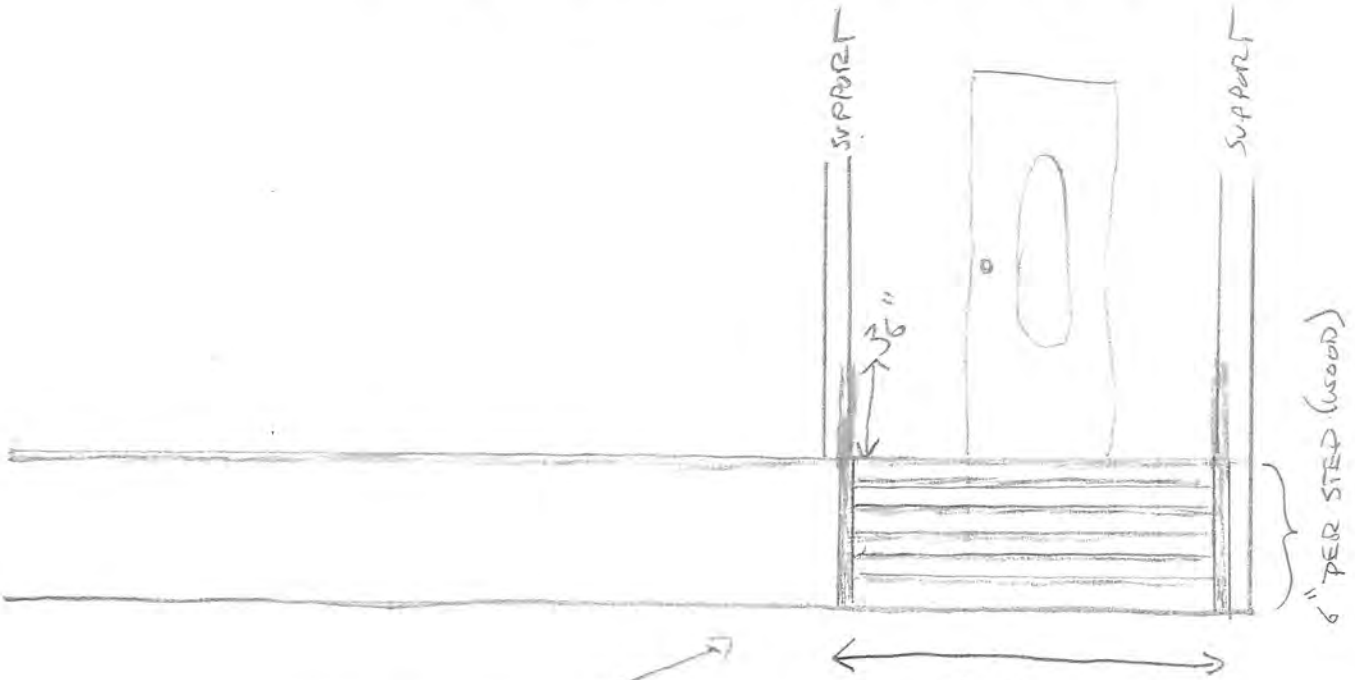
PORCH STEPS & RAIL WEST ELEVATION



PORCH STEPS & RAIL EAST ELEVATION



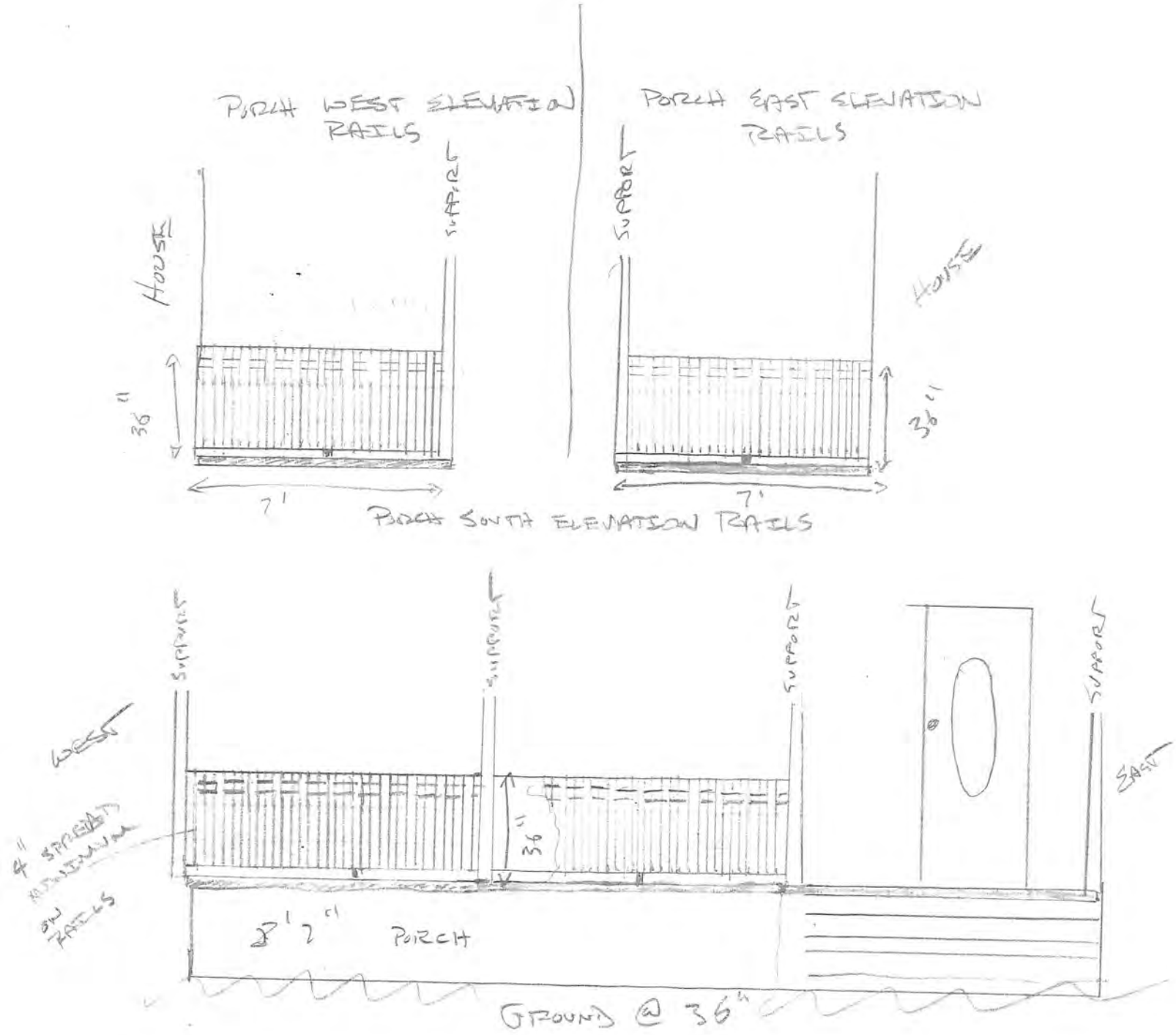
PORCH STAIRS & RAIL SOUTH ELEVATION



STEPS TO PORCH TO BE WOOD @ 16" PER CODE REQ

121 E SANTA FE AVE

1/4 INCH = 1 FOOT



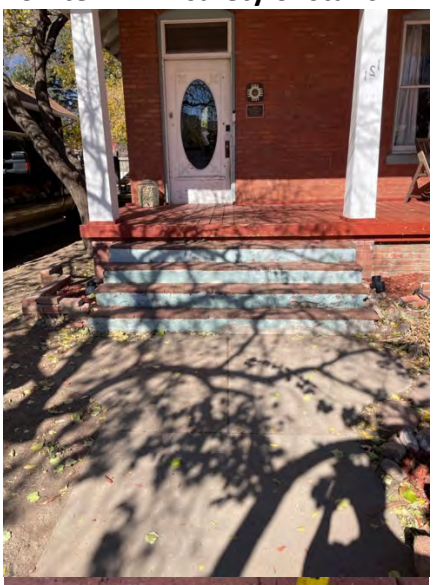
DT: April 15, 2024

TO: Santa Fe Historic Preservation Division, PO Box 909. Santa Fe, NM 87504-0909

Re: 121 EAST SANTA FE AVE, SANTA FE, NM 87505. (1) Clarification of finish work for approved roof replacement (2) re-request approval of safety items

Appendix: Supporting photos for this clarification and proposal

For item #2 – safety of stairs. Exhibit 2A, 2B, 2C, and 2D







Item #3: safety replacement of deck. Exhibit 3A and 3B





#5 safety railing for front steps





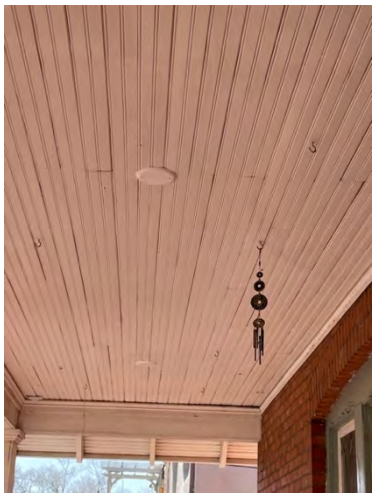
Being actively used



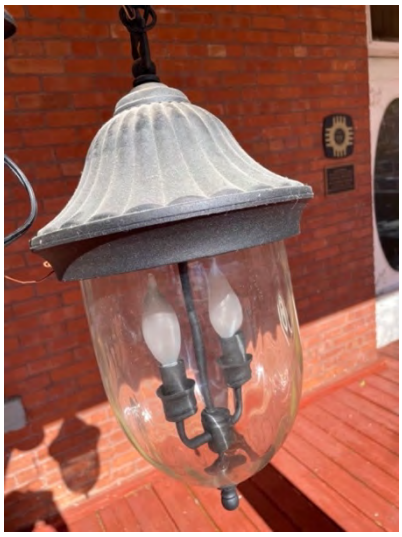
Item #6: Exhibit 6A, 6B, 6C and 6D
Adding lights for safety of front porch and 2 walkways



Site of lights



site of lights



proposed light

3 pendant lights at 528 Don Gaspar (5 houses from 121 E Santa Fe), and similar to other local homes of the same period



City of Santa Fe, New Mexico

memo

DATE: November 18, 2025

TO: Historic Districts Review Board

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

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

2025-010495-HDRB, 439 Camino del Monte Sol Lot 1-A, Downtown & Eastside Historic District, Significant, Hoopes Architects, agent for Chris Greulich and Mathew Boland, owners, request approval to construct a 504 sq. ft. detached garage to a height of 10'-3" where the max allowable is 14'-0".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ Other: Previous Case Documents

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

____ Other:

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

Sample motions:

a. Approve or deny Case #2025-010495 to allow these alterations to 439 Camino del Monte

Sol Lot 1-A.

b. Approve or deny Case #2025-010495 to allow these alterations to 439 Camino del Monte Sol Lot 1-A subject to conditions.

Should the Board deny the application request, the applicant shall return with an alternative proposal for review and approval prior to proceeding to building permit.

BACKGROUND & SUMMARY:

The single-family residence at 439 Camino del Monte Sol Lot 1-A is listed as significant to the Downtown and Eastside Historic District. The main residential structure was built in 1925 on a 0.73-acre parcel and comprises of 5,894 sq. ft. of roofed area. The 1991 New Mexico Historic Building Inventory (HBI) survey form records the architectural design style as Spanish-Pueblo Revival as seen by the adobe block and wooden viga construction material, recessed doors and windows, and flat roof with rounded parapets. The structure has undergone several alterations and additions in the 1990s as noted below, however the core structure maintains the original inception of design and character to the streetscape and district in which it resides. The proposed detached garage addition will not impact the current status and integrity of the structure.



Figure 1. East Facade I.



Figure 2. East Facade II.



Figure 3. East Facade III.



Figure 4. Proposed Site Plan.

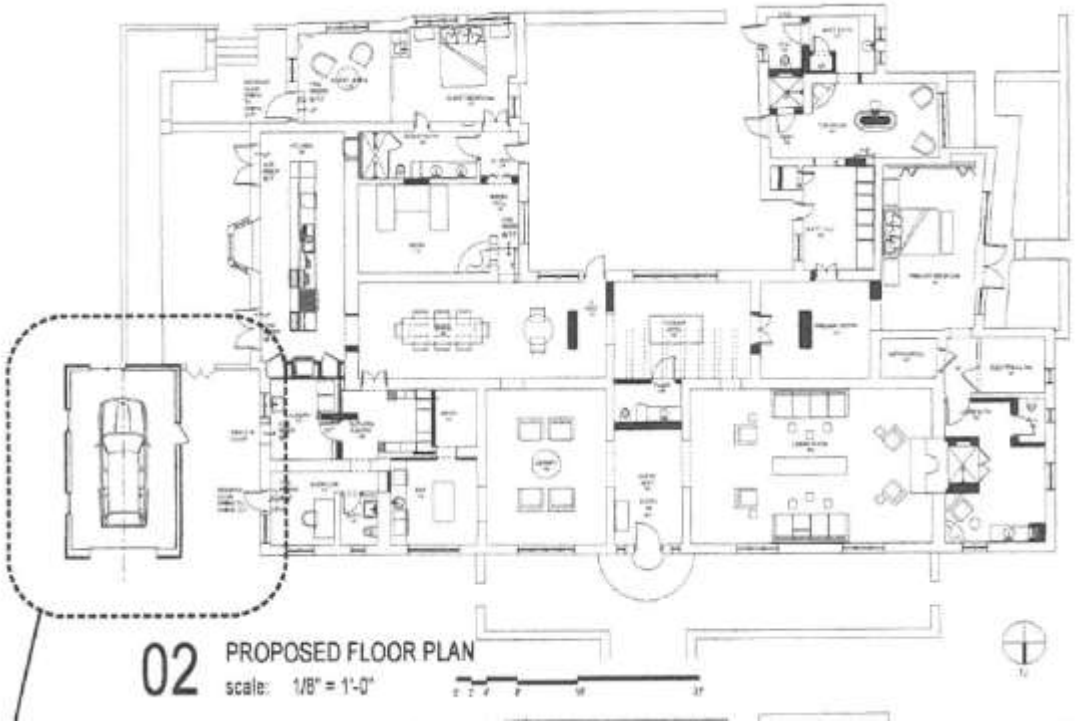


Figure 5. Proposed Floor Plan.

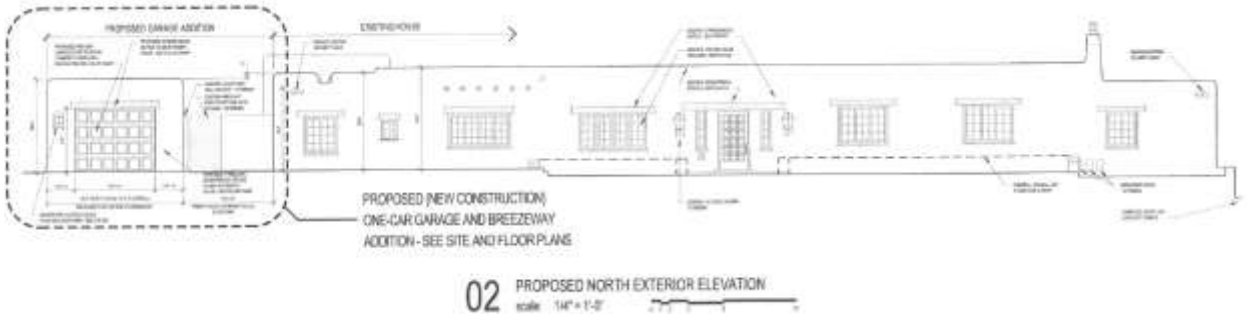


Figure 6. Proposed North Elevation.

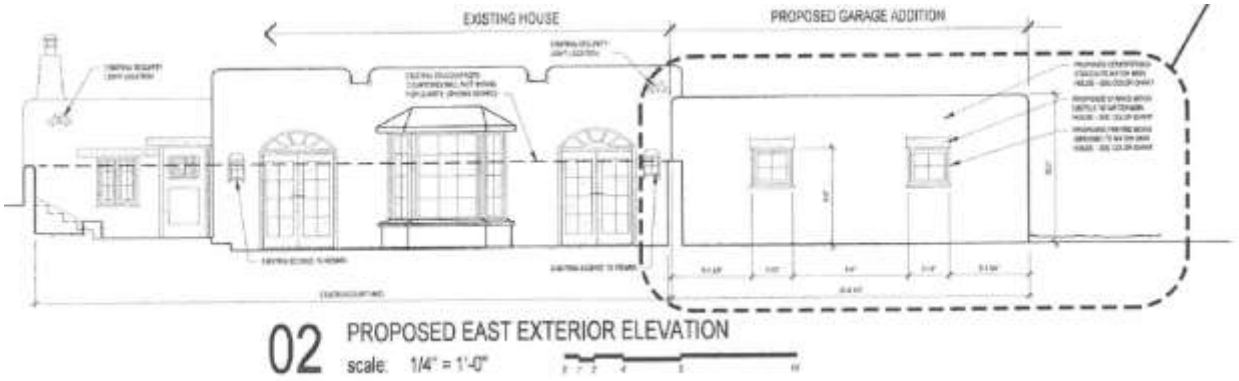


Figure 7. Proposed East Elevation.



Figure 8. Proposed South Elevation.

The proposed detached garage will be finished with stucco to match the existing house and have a wooden garage door. The structure will be set back to the east by 10 feet from the existing east elevation. The proposed garage structure will be comparable to and compatible with the existing architectural style of the structure.

Previous cases at 439 Camino del Monte Sol Lot 1-A include:

On August 26, 2025, in Case No. 2025-010871-HDRB, the Board adopted staff's recommendation that the historic status of the structure be upgraded to significant for all the reasons set forth in the staff report and for some of the additional specific reasons that were flushed out in the discussion

tonight including the fact that this was one of the very earliest if not earliest design inspirations at least of John Gaw Meem in 1925 for what was then being developed as the Spanish Pueblo Revival style, that Mary Austin, herself seemed to be involved in this with the assistance of another very important figure Frank Applegate, so if there are modifications that were made from the original Meem drawings it's fair to assume that they were made by Mary Austin, herself and Frank Applegate, that the house was the center of cultural activities in Santa Fe for nearly a decade at one of the most significant periods in Santa Fe's history including the origin of the Santa Fe preservation movement and the origin of the Old Santa Fe Association as founded by Mary Austin and others in that circle that revolved around this very house, that it was deeded by Mary Austin to be continued as a cultural property under the ownership of the Indian Arts Fund and was for several years, that it was then a school of fine arts, that included all the faculty who were very important Santa Fe artists, and that most of the modifications that have been made to the property since the time it was originally built were made in the historic era and are more than 50 years old and show the evolution and accretive style of Santa Fe architecture and therefore find that it does retain a high level of historic integrity and its important associations with local notable community members and also a finding that there is information in the record that some of the modifications to the exterior may be non-historic and that would be taken into consideration by the Board in any future applications.

On June 10, 2025, in Case No. 2025-010945-HDRB, the Board postponed the case in favor of obtaining a new Historic Cultural Properties Inventory report for this building so they could review the status before reviewing the design that was proposed. The motion passed with a 3-1 vote for and one against.

On November 5, 1997, in Case No. H-97-171, the Historic Districts Review Board (Board) moved to approve the application as submitted which included the removal of bay windows and French doors on the east elevation creating a portal and restoring the historic profile of the east elevation, and the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the south of the building. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172A, the Board moved to approve the application as submitted which included the construction of a new single-bay garage at the northwest section of the main house to a height of 9'-6" to 11' from grade. The motion passed with a 6-0 vote for and none against.

On November 25, 1997, in Case No. H-97-172B, the Board moved to approve the application as submitted which included the construction of a new single-bay garage on the east elevation of the main house to a height of 10' to 11' from grade. The motion passed with a 6-0 vote for and none against. The garage was never constructed by the gallery.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1) Construct a detached one-car garage on the east elevation to a height of 10'-3" where the maximum allowable is 14'.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) General Provisions

(1) General Purpose

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

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

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

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

(4) Compliance with General and Specific Design Standards Required

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

(D) General Design Standards for All H Districts

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 4-8-2025	Property Owner of Record	Christopher Greulich & Matthew Boland (The Greulich-Boland Revocable Trust)	
Applicant/Agent Contact	Charles Rosenberg at Hoopes Architects - Santa Fe, NM 87501 direct # (505) 257-4506		
Site Address	439 Camino del Monte Sol - Santa Fe, NM 87501		
Suite or Space #	Subdivision Name	Cinco Soles Compound	
Lot # 1-A	Block #		Total Roof Area (square feet) 6,286
Lot Coverage % 19.65	Lot Size (square feet)	31,984 (.74 acres)	
Proposed Construction Description	One-car garage and connection (breezeway) addition to existing house.		
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations ☐ Development Plan		
Zoning District R5	Overlay Districts ☐ Escarpment ☐ Flood Plain ☐ Other		
Proposed Setbacks	Front (NA) existing	Rear 5' per note 13	Left Side (NA) existing / Right Side (NA) existing
Required Setbacks	Front 7'	Rear 5' per note 13	Left Side 5' / Right Side 5'
Proposed Height 10'3"	Max Height 14'	Parking Required 2 / Provided 9	Bike Parking NA / Provided NA

Historic Planning Case Manager Paul Duran

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITALS (IF APPLICABLE)

☐ Y ☐ N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
☐ Y ☐ N Setback Affidavit and Agreement		
☐ Y ☐ N Site Visibility Triangle	☐ Y ☐ N Escarpment Slope Analysis	☐ Y ☐ N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Charles William Rosenberg ☐ Owner ✓ Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

☐ Preliminarily Reviewed	✓ Reviewed w/ conditions	☐ Denied
Comments/Conditions	lot is not zoned for commercial Arts Activities	
Preliminary Zoning Review completed by	Rebekah Clouser	Date 4/25/25
Preliminary Zoning Review #	2025-0103604 PAR	

City of Santa Fe

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

PROJECT DESC: 2025-010871-HDRB, 439 Camino del Monte Sol, Downtown and Eastside Historic District, Contributing, Craig Hoopes, agent for Chris Greulich and Matthew Boland, owners, request status review with primary façade designation(s) if applicable.

CASE NUMBER: 2025-010871--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 439 CAMINO DEL MONTE SOL
Santa Fe, NM 87505

CONTACTS: Applicant Craig Hoopes 333 Montezuma Ave.
Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 26, 2025. The decision of the Board was to adopt staff's recommendation that the historic status of the structure be upgraded to significant for all the reasons set forth in the staff report and for some of the additional specific reasons that were flushed out in the discussion tonight including the fact that this was one of the very earliest if not earliest design inspirations at least of John Gaw Meem in 1925 for what was then being developed as the Spanish Pueblo Revival style, that Mary Austin, herself seemed to be involved in this with the assistance of another very important figure Frank Applegate, so if there are modifications that were made from the original Meem drawings it's fair to assume that they were made by Mary Austin, herself and Frank Applegate, that the house was the center of cultural activities in Santa Fe for nearly a decade at one of the most significant periods in Santa Fe's history including the origin of the Santa Fe preservation movement and the origin of the Old Santa Fe Association as founded by Mary Austin and others in that circle that revolved around this very house, that it was deeded by Mary Austin to be continued as a cultural property under the ownership of the Indian Arts Fund and was for several years, that it was then a school of fine arts, that included all the faculty who were very important Santa Fe artists, and that most of the modifications that have been made to the property since the time it was originally built were made in the historic era and are more than 50 years old and show the evolution and accretive style of Santa Fe architecture and therefore find that it does retain a high level of historic integrity and it's important for it's associations and also a finding that there is information in the record that some of the modifications to the exterior may be non-historic and that would be taken into consideration by the Board in any future applications.

For further information please call 505-955-6605.

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

Sincerely,



Paul Duran

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

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July 13, 2025 – *Revised July 23, 2025, upon receiving full set of John Gaw Meem drawings*

Craig Hoopes, AIA, NCARB
Hoopes Architects
333 Montezuma Avenue
Santa Fe, NM 87501

Re: 439 A Camino del Monte Sol – Evaluation for Significant Structure Status

Dear Mr. Hoopes:

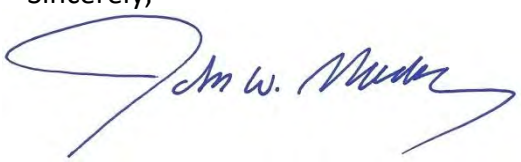
Per your June 13, 2025 email, I understand that the Historic Districts Review Board requested an evaluation of the above-referenced property for potential designation as a Significant Structure within the Downtown and Eastside Historic District. From this request, it appears the HDRB sought to determine whether the building might hold individual significance as a work associated with architect John Gaw Meem.

After reviewing period architectural drawings, early photographs, and available aerial imagery, it is clear that the building has undergone substantial alterations that have severely compromised its ability to convey Meem's original design for his client, Mary Hunter Austin. Over the decades following Austin's death in 1934, the structure experienced successive additions, expansions, and interior modifications that obscured or removed nearly all character-defining features from the Meem era. The only surviving façade is the original portion of the north elevation holding the entry door.

The building's cumulative changes — including the transformation of each elevation, reconfiguration of interior spaces, replacement of original fenestration, and introduction of non-historic design elements such as large skylights — have substantially eroded its historical integrity. These factors preclude the property from meeting the City of Santa Fe's requirements for Significant Structure status, which demand a high degree of integrity and clear representation of its period of significance.

The findings presented below summarize the property's historical evolution and provide a direct comparison between its original design of the Austin and Meem period, and its current altered condition, underscoring why it no longer embodies the distinctive characteristics necessary for Significant Structure designation.

Sincerely,



Capsule Property Development History

Mary Austin

Mary Hunter Austin (1868–1934) first arrived in Santa Fe in 1918, following an invitation from Ina Sizer Cassidy to visit the city. Austin, a well-known and respected playwright and author who had previously written about the Paiute Indians of the Mojave Desert, sought to expand her research into Native American cultures of the Southwest. Cassidy, a sculptor and writer, introduced Austin to Edgar Lee Hewett, director of the School of American Research, who could help facilitate her work.[1]

In late April 1918, Austin left New York City and boarded a train west to Santa Fe. She made an initial, brief scouting visit and returned that fall for a longer stay. The *Santa Fe New Mexican* noted her second arrival, announcing that the "famous novelist and playwright" would return to study "Pueblo tenure and Indian communal customs."[2]

In a letter to her publisher, Houghton Mifflin, Austin described her warm welcome, particularly at the School of American Research (then housed in the Palace of the Governors), where she began her studies: "I am now sitting in almost the oldest building... The school here has put every facility at my command and the field is so rich that I lie awake nights fearing somebody may take it away from me."[3] She was celebrated soon after in an article in *El Palacio*, which offered a glowing account of her career.[4]

Austin immediately immersed herself in Santa Fe's cultural life, establishing the Community Theater Association in December.[5] During this period, she also visited Mabel Dodge Luhan's home and salon, *Los Gallos*, in Taos. Luhan — the daughter of Charles Ganson, an immensely wealthy banker — had become a collector of artists and one of the country's most influential art patrons. The scene at Los Gallos inspired Austin, who envisioned creating a similar salon-like environment in Santa Fe.[6]

This vision led to Austin's acquisition of several parcels of land off Camino del Monte Sol, a road running from Acequia Madre to the Sunmount Sanatorium that was lined with artists' homes and studios. These purchases comprised three deeds issued between 1923 and 1926 for land acquired from the Romero and Sandoval families.[7] As she explained in her autobiography, the "circumstances were all favorably arrayed" to build a home. "I had a novel half-done, several good

[1] Augusta Fink, *I-Mary: A Biography of Mary Austin* (Tucson: The University of Arizona Press, 1983), 182.
[2] "Personal Gossip of the Town," *Santa Fe New Mexican*, October 12, 1918, 8.
[3] Quoted in Fink, *I-Mary*, 185.
[4] Ibid.
[5] "Community Theatre Association," *Santa Fe New Mexican*, December 4, 1918, 4.
[6] Ester F. Lanigan, *Mary Austin: Song of Maverick* (Tucson: The University of Arizona Press, 1989), 152-154.
[7] These deeds are recorded individually and referenced in the Executor's Deed from Harry P. Mera et al. to Clyde B. Gartner, recorded August 11, 1939, in Book 18, Page 58, Instrument No. 59844, records of Santa Fe County, New Mexico.

magazine commissions, and money on hand to accomplish the house as *I had planned it*."[8]

Casa Querida and John Gaw Meem

In 1925, Austin had her house constructed on Camino del Monte Sol. She later named it Casa Querida, or "The Beloved House," though never referred to is as such in *Earth Horizon*, her autobiography written at the home in 1932.

Austin — and several of her biographers — emphasized that she designed and built Casa Querida herself. She had done the same with her earlier home, Rose Cottage, in Carmel, California, 18 years before.[9] In her autobiography, she refers only briefly to the construction, stating: "I had rented a place at the top of the hill [a Frank Applegate property] and engaged a builder."[10] She never mentions an architect who may have assisted her with the design. However, upon examining John Gaw Meem's early project files, it appears that the young designer may have provided assistance to Austin in designing Casa Querida.

At that time, Meem was staying at Sunmount Sanatorium, where he opened an architectural practice in a shed with fellow patient Cassius D. McCormick. McCormick, an Indiana-born son of an industrialist, brought business acumen, project development experience, and financial resources to the partnership. On February 22, 1924, they announced their new firm, Meem & McCormick, Architects.[11] The pair quickly became involved in Santa Fe's booming residential construction scene, serving as consulting architects for a local real estate syndicate.

Through his contacts at Sunmount — most of them wealthy — Meem gained commissions for small residential and remodeling projects. His first chance at actual design came in 1924 when one of his fellow patients, Hubert Galt, a Chicago capitalist, purchased a five-room adobe house and asked Meem to develop a renovation scheme.[12]

This early work was followed the next year by a rush of new commissions for new homes, including one for Mary Austin. This work included formative projects such as the Ashley Pond House, the Meadors-Staples-Anthony House, and a dude ranch designed for the actor Tex Austin.

The file for the Mary Austin project is marked No. 9 and comes after the Ashley Pond project. It contains over 30 drawings, many of them studies, suggesting various façade and floor plan layouts. The surviving drawings show that Meem developed five different schemes for Austin (Fig. 2). This level of iteration is unusual and may indicate Meem's uncertainty or, more likely, that Austin was actively involved in the design process and requested multiple changes.

Austin was 25 years older than Meem and was in a much more powerful position than the young architect (or, more accurately at this point, designer), who was just beginning his career. They did

[8] Mary Austin, *Earth Horizon: Autobiography* (New York: Houghton Mifflin Co., 1932), 355. Emphasis added.
[9] Ibid. and Lanigan, *Mary Austin: Song of Maverick, 153.*
[10] Austin, *Earth Horizon: Autobiography*, 355.
[11] John W. Murphey and Alan "Mac" Watson, *John Gaw Meem Office* (National Register of Historic Places Nomination), Santa Fe, N.M.: New Mexico Historic Preservation Division, 2018, 31.
[12] Ibid., 28.

not appear to move in the same social circles. Austin was an activist, championing Native American rights and pushing for the passage of the Pueblo Lands Act of 1924; Meem seeking commissions and giving lectures to groups such as the Kiwanis, of which he was a member.

The drawings — many of them undated — begin to show the two (this is assumed) arriving at a design that would inform Casa Querida. Among these isa final construction set, dated May 25, 1925, illustrating the north, west, south, and east elevations of the planned house (Figs. 3-7). These drawings, coupled with photographs taken during its construction, help suggest what was actually built — a house quite different from the structure that stands on the site today (Figs. 23-27).

Austin's autobiography does not mention Meem in any connection but does discuss her friendship with Frank Applegate, an artist and sculptor who was also something of a designer. Applegate had redesigned the de la Peña House and is credited with work on other artists' homes and studios along Camino del Monte Sol. While Applegate's biographers state that Austin hired Meem to "design and build" the house—something an architect typically would not have done at the time—it appears Applegate instead served as an informal adviser during construction.[13] The biographers further claim that Applegate's wife, Betty Applegate McClung, recalled that he often ridiculed its design.[14]

Despite Meem's involvement, he is not mentioned in any contemporary accounts in the *Santa Fe New Mexican* connecting him to the house or to Mary Austin. Articles in 1925 do mention him in relation to other commissions, including the Tex Austin dude ranch, a house designed for Emory Stedman, a patio addition at Sunmount, and future work for the Church of the Holy Faith.[15]

A brief note in the *New Mexican* on May 27, 1925, stated that Mary Austin was building a home on Camino del Monte Sol, evidenced by "long rows of adobes, now baking in the sun."[16] Another article, a few months later, identified the building's contractor as Pete Harkins and listed its cost at $10,000.[17] Based on newspaper accounts, Casa Querida was completed in November 1925 and occupied by Mary Austin and her niece, Mary Hunter, in December. Several photographs were taken after its completion (Figs. 8-13; see also Figs. 23-27).

Casa Querida's front door opened into a viga-beam hallway that organized the house, which contained seven principal rooms (Fig. 27). The front area held the public spaces, including a large reception room where Austin hosted teas and led her salon. On the opposite side was an intimate sitting room and library (Fig. 12). This space featured a corner fireplace and a bookshelf that, according to a drawing by John Gaw Meem, could hold 3,000 books. A door to the east opened into Austin's writing room that included a vault for safeguarding her manuscripts. Based on photographs, theses rooms were decorated with handmade tin light fixtures, carved tables, and Native American pottery.

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[13] Daria Labinsky and Stan Hieronymus, *Frank Applegate of Santa Fe: Artist and Preservationist* (Albuquerque: LPD Press, 2001), 174.
[14] Ibid.
[15] Review of articles printed in the *Santa Fe New Mexican*, January to December 1925.
[16] "Many Fine Homes are Going up in Old Santa Fe," *Santa Fe New Mexican*, May 27, 1925, 5.
[17] "Building Activity is Continuing; Many Fine Homes Are Going Up," *Santa Fe New Mexican*, August 17, 1925, 6.

Continuing south, the hallway led to a bedroom and a living room. Mary Austin's bedroom was situated next to her study, while the living room stood to the west. A small kitchen occupied the southwest corner. A patio, or placita, was accessed through a door adjacent to a framed window wall in the living room. Along the west side of this patio, a wood arbor, or ramada, extended to connect the kitchen to the maid's quarters (Fig. 13).

The Genius Club

Similar to Mabel Dodge Luhan's gatherings in Taos, Mary Austin established her own salon in Santa Fe. She hosted teas and supported the so-called Genius Club, a literary circle centered on manuscript reviews and discussions of contemporary literary trends.[18] Artists and writer friends from New York and beyond often visited, including the much younger photographer Ansel Adams, with whom Austin collaborated on *Taos Pueblo* (1929).

Her Santa Fe circle included Gerald and Ina Sizer Cassidy, Gustave and Jane Baumann, Will and Helen Shuster, Andrew Dasburg, Ida Rauh Eastman, and Witter Bynner, all frequent visitors to Casa Querida. On one occasion, while Austin was hospitalized, she lent her home to Willa Cather, who reportedly wrote portions of her novel *Death Comes for the Archbishop* there.[19]

Austin remained an active advocate for Native American rights and the arts throughout her later years. She donated the tract of land north of Casa Querida to the Indian Arts Fund, a nonprofit organization established in 1925 by Andrew Dasburg, Frank Applegate, Kenneth Chapman, and others to promote Native art and support a planned school for its study.[20] Austin envisioned the property as the center of this activity and hoped to build a museum on the adjacent land.[21]

In her will, she designated the Indian Arts Fund as the recipient of her house and the rest of her property. However, the establishment of the Laboratory of Anthropology in 1927—backed by significant financial support from John D. Rockefeller Jr.—ultimately derailed her plans for an independent museum and educational center.[22] Her collection of Native American art and artifacts would eventually be donated to the Laboratory of Anthropology.

In her final years at Casa Querida, Austin focused on completing two novellas and her autobiography. Now in her sixties, she began to suffer from coronary disease, experiencing her first heart attack in 1933. Cerebral hemorrhages further impaired her speech and thinking. Her niece, summoned from Chicago to assist her, found—as one biographer described it—Austin's "business affairs... in a state of utter confusion, with neglected bills, misplaced royalty checks, and

[18] Fink, *I-Mary*, 231. Fink mistakenly claims that Austin formed the Genius Club, but evidence suggests it existed before she moved permanently to Santa Fe. Newspaper articles indicate that her presence, as an experienced writer, lent significant credibility to the group and helped local participants, such as Frank Applegate, get published.
[19] Austin, *Earth Horizon*, 359.
[20] Warranty Deed, Mary Austin to Indian Arts Fund, recorded August 28, 1926, Book T, Page 642, Instrument # 32140, Santa Fe County, New Mexico.
[21] Ibid., 361.
[22] Fink, *I-Mary*, 231-32.

practically no cash in the bank."[23]

Mary Hunter Austin died in her Casa Querida on August 13, 1934. She was 65.

After Austin

Following her death, Casa Querida was initially used as Austin intended: to support the work of the Indian Arts Fund. This began the following year, when the house hosted the annual meeting of the New Mexico Association of Indian Affairs in March. Beginning in 1936, Casa Querida's function expanded to include musical performances and art events. However, it is unclear how successful these activities were in sustaining the building and grounds financially.

By 1938, the Board of Trustees of the Indian Arts Fund held a special meeting to consider filing a petition with the District Court of Santa Fe County to sell the property.[24] In 1939, Harry P. Mera, Kenneth M. Chapman, and Mary Cabot Wheelwright—acting as executors of Austin's estate—formally petitioned the court for permission to sell Casa Querida. They argued that the estate's personal property was insufficient to cover Austin's outstanding debts and to fulfill the distributions promised to her legatees, including the Indian Arts Fund. Ultimately, following a formal court order in July 1939, the executors were authorized to sell the property at a private sale, despite this outcome conflicting with Austin's original vision for Casa Querida.[25]

The executors then sold the property to Clyde B. Gartner.[26] Clyde was the wife of James Gartner, a Tulsa oil executive; both were active arts patrons in Tulsa, and Clyde long held a dream of establishing an art school in Santa Fe.[27] Founded in 1937, the Arsuna School of Fine Arts aimed to create a fully accredited academic art program for elementary-age students. Its name, derived from its motto "Art Is One," reflected a philosophy of unified, comprehensive creative development.

The faculty included several notable artists, such as Raymond Jonson and Alfred Morang, along with others whose names have faded with passage of time. Local resident Michael Lujan taught Spanish "not as something to be studied," as an Arsuna advertisement stated, "but as a language to be enjoyed."[28] Among the visiting lecturers was novelist Erskine Caldwell, whose *Tobacco Road* had been a best-seller in 1932. With the onset of World War II, this ambitious—and likely costly—arts-focused school closed its doors.

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[23] Quoted in Fink, *I-Mary*, 257.
[24] "Notice of Special Meeting of Board of Trustees of Indian Arts Fund [legal notice], *Santa Fe New Mexican*, March 2, 1938, 7.
[25] Executor's Deed from Harry P. Mera et al. to Clyde B. Gartner, recorded August 11, 1939, in Book 18, Page 58, Instrument No. 59844, records of Santa Fe County, New Mexico.
[26] Quitclaim Deed, Harry P. Mera, et al, trustees, to Clyde B. Gartner, recorded August 11, 1939, Book 18, Page 61, Instrument # 59846, Santa Fe County, New Mexico.
[27] "Clyde Gartner's School of Fine Arts in Santa Fe is Realization of Dream of Many Years," *Tulsa Daily World*, July 3, 1938, Section 4, 3.
[28] "Arsuna School of Fine Arts [one-page advertisement], *Santa Fe New Mexican*, July 26, 1940, *Artists and Writers* supplement, 3.

The appearance of the Mary Austin House during this period, as depicted in a sketch by one of the school's instructors, closely resembled what Meem had drawn twenty years earlier (Fig. 14). A photograph published in the *Tulsa Tribune* in July 1939 (Fig.15) provides a more accurate depiction. Both this image and the sketch indicate that the house had not yet received the east addition across the front façade.

Clyde Gartner retained ownership of the property, converting it into apartments soon afterward. The conversion began with a single unit and gradually expanded to seven separate apartments.[29] This transformation likely required subdividing the original seven-room house into smaller living spaces, with the addition of kitchenettes and extra bathrooms. To accommodate further apartments, the footprint of the building was likely expanded.

A November 10, 1958 aerial photograph provides the clearest overhead view of the former Casa Querida and illustrates the extensive alterations carried out after Mary Austin's death in 1934 to convert the residence into apartments (Fig. 17). These modifications included substantial expansions at both ends of the front façade which changed its overall length, design, and sense of balance. As a result, the original east and west elevations from the Austin/Meem period were completely obscured, including the distinctive west chimney.

Additional alterations were also made to the rear elevation, creating a courtyard enclosed by building walls—a configuration that did not exist during Austin's occupancy and do not appear in an aerial from 1948 (Fig. 16).

Alterations intensified in the mid-1970s, when the property was converted into the Gerald Peters Gallery. This gallery, followed later by the Chiaroscuro Gallery, introduced substantial changes to the building's interior layout, including the reconfiguration of room divisions and modifications to fenestration—particularly along the west elevation, which historically contained the living room and kitchen.

Further additions were constructed along both the east and west elevations. Original windows were removed and replaced, and large skylights were installed on the roof. As a result, the rooms documented during Mary Austin's lifetime are no longer identifiable, and many of the building's original elevations have been fundamentally altered. Many of these projects, both proposed and approved, were reviewed by the then–Historic Design Review Board and were evidently permitted.

[29] This is based on review of Santa Fe city directories from 1943 to 1959. A newspaper advertisement in 1943 for what is assumed to be the first apartment described it as two rooms with a kitchenette and bath with a patio. "For Rent," *Santa Fe New Mexican*, February 10, 1943, 7.

Significant Structures Analysis

The current building does not meet the ordinance definition of a Significant Structure, either on its own merits or through its association with Mary Hunter Austin or John Gaw Meem.

While the building is over 50 years old, it does not exhibit the “distinctive characteristics of a type, period, or method of construction” as required. Instead, it is an amalgamation of additions erected over approximately 75 years. These additions, along with subsequent alterations, have obscured or removed design motifs and character-defining features from the Austin/Meem period.

Furthermore, the building does not “retain a high level of historic integrity,” an important prerequisite for Significant Structure status. Each elevation has been modified by at least one addition, and in some cases, multiple additions, further compromising its integrity.

Although the building meets the criteria for listing in the National Register of Historic Places as part of the Camino del Monte Sol Historic District (listed in 1988), this federal designation recognizes it as a contributing resource to the district. The National Register designation does not impose the same stringent integrity requirements as those established by the City of Santa Fe for Significant Structures.

While the building is historically associated with Mary Austin and, to a lesser extent, John Gaw Meem, changes made after Austin’s death and following Meem’s involvement have substantially erased the design and characteristics from their period. Additionally, the building no longer retains sufficient integrity to reflect its association with the Arsuna Fine Arts School period.

In summary, the building, as it stands today, does not meet the criteria for designation as a Significant Structure within the Downtown and Eastside Historic District.

Santa Fe, New Mexico - Code of Ordinances, CHAPTER 14 - LAND DEVELOPMENT Article 14-12.1 - DEFINITIONS, 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.

Illustrations

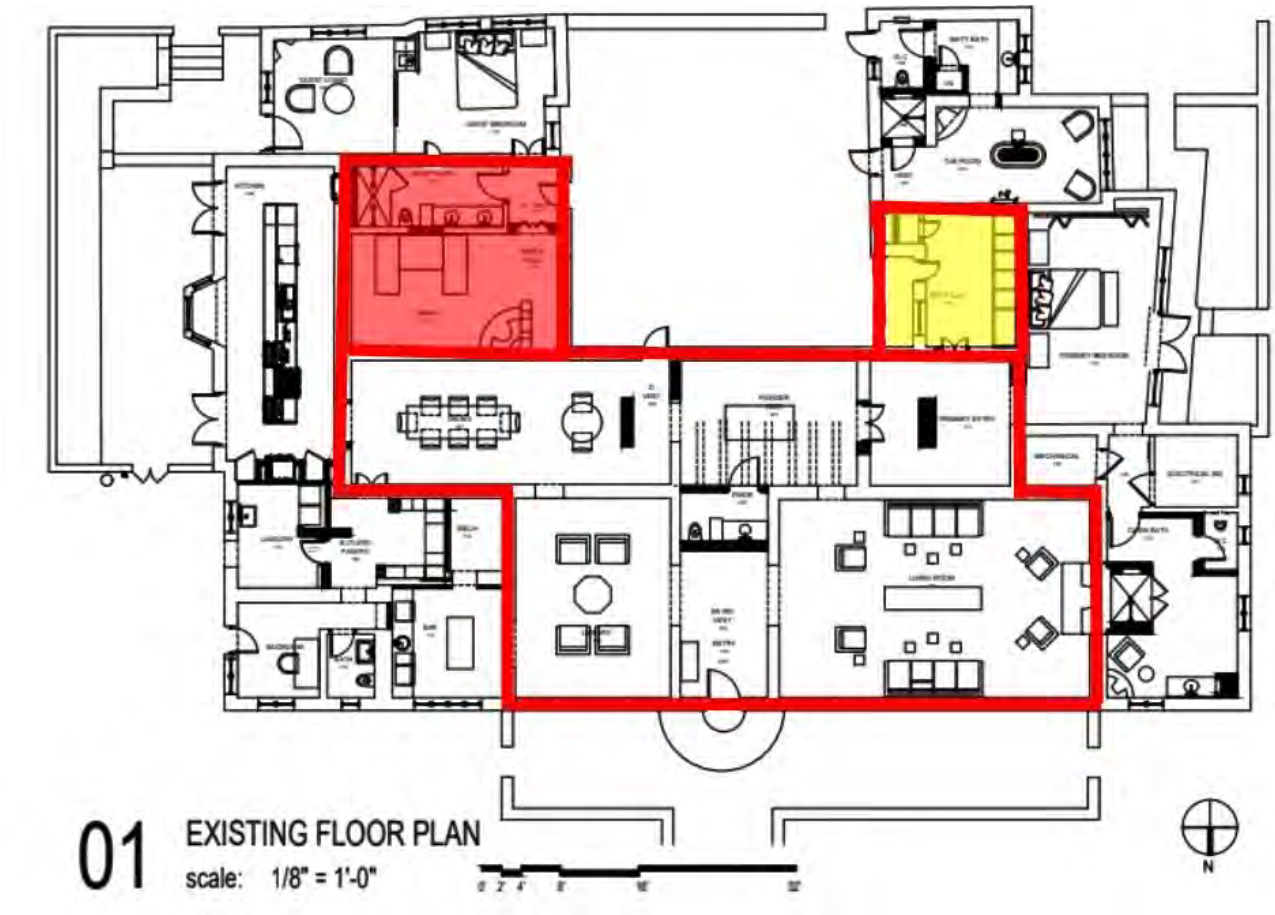

Figure 1: Existing floor plan. Red lines indicate assumed Austin/Meem era wall perimeter footprint, based on the 1925 John Gaw Meem drawings and 1925 construction photography. Solid yellow indicates an area where the walls have been modified; red where a room was likely added after initial construction but is shown in Meem's floor plan.



Figure 2: Preliminary study drawing, north elevation. April 14, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

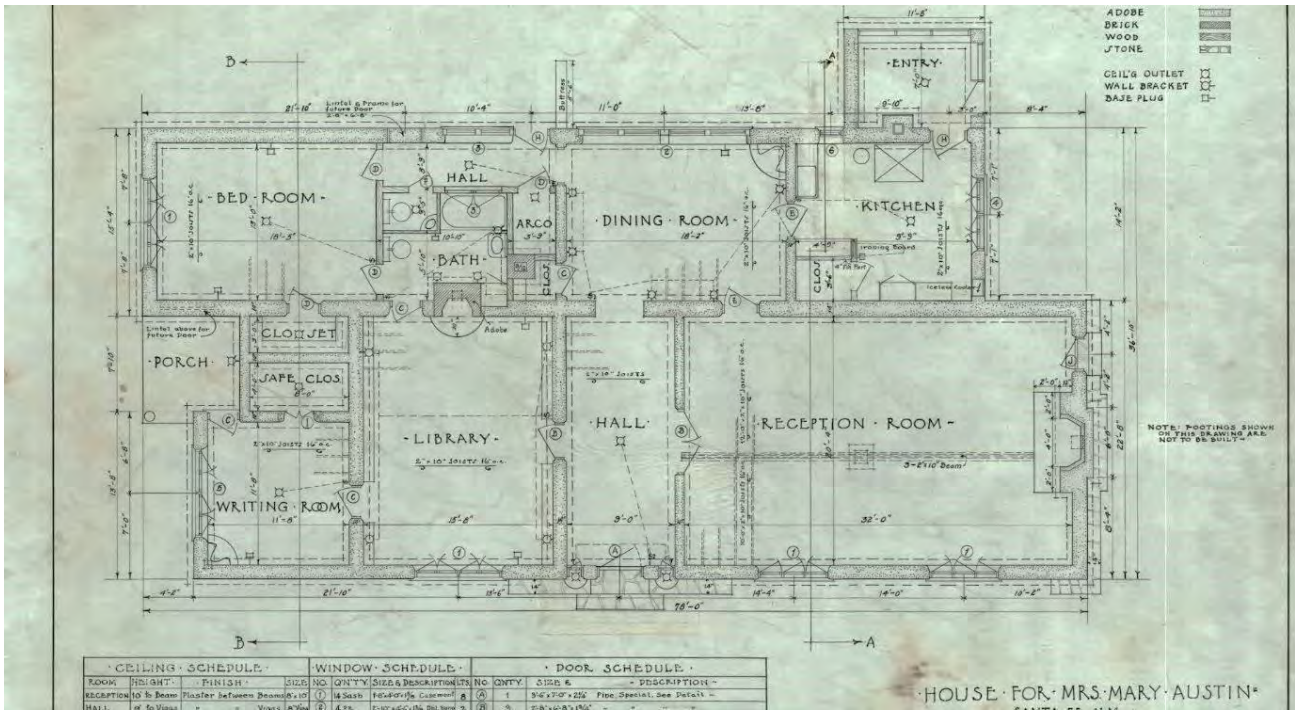

Figure 3: Construction drawing, floor plan, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

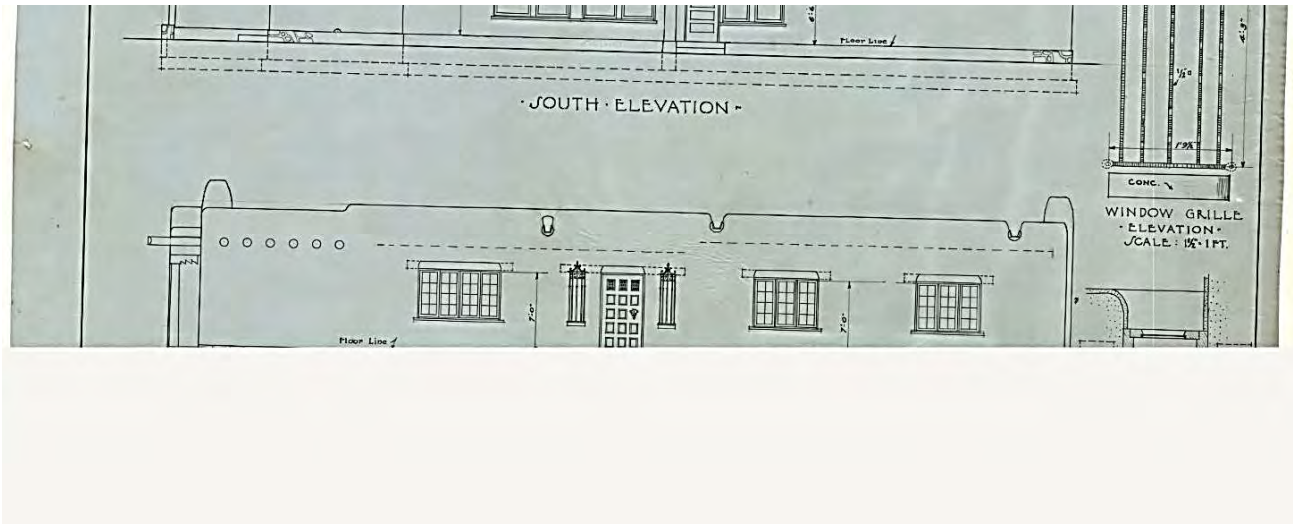

Figure 4: Construction drawing, north elevation, May 25, 1925. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

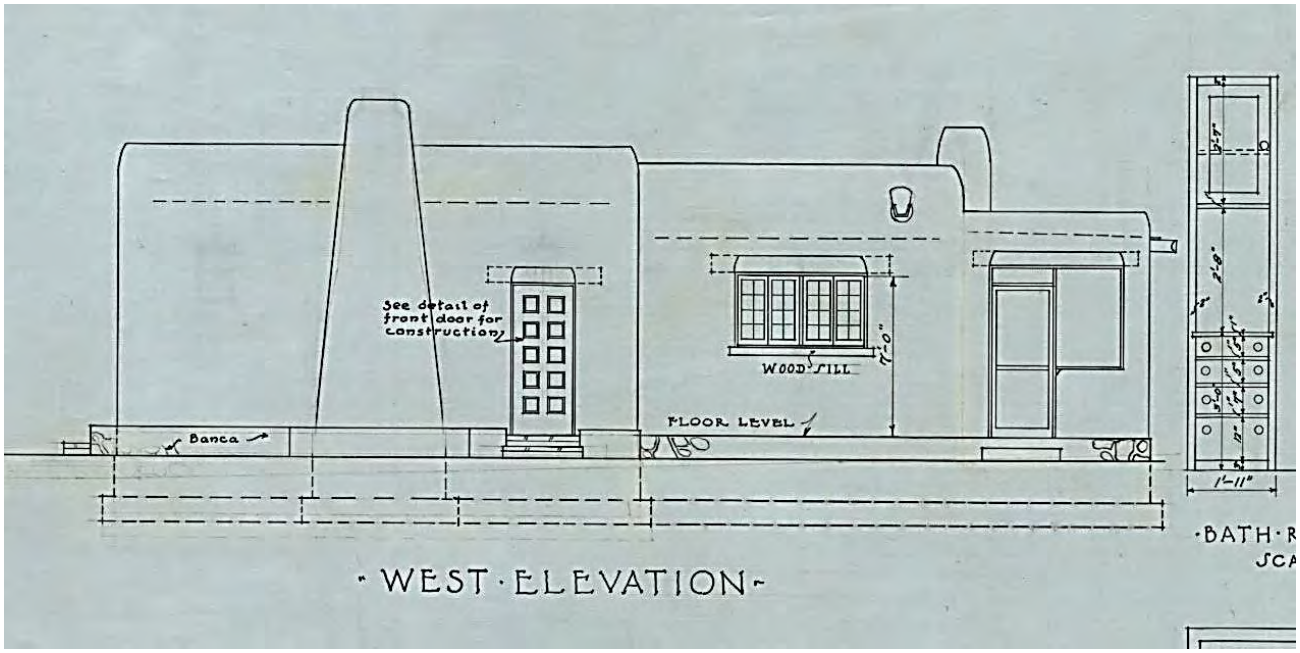

Figure 5: Construction drawing, west elevation, May 25, 1925. Note penciled in door right (south) of fireplace. Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

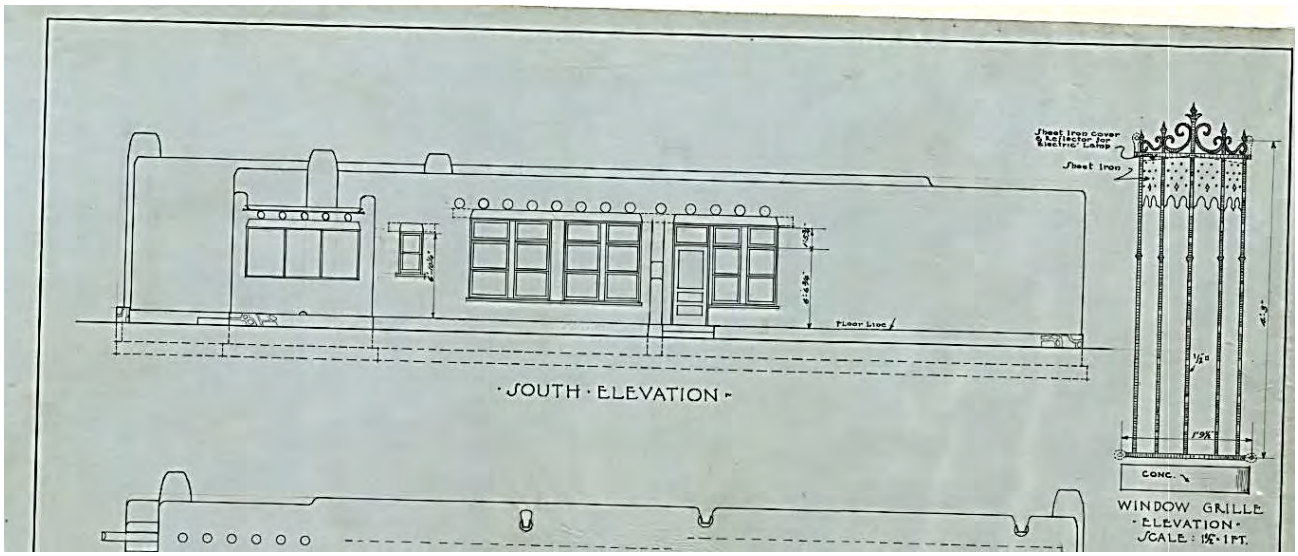

Figure 6: Construction drawing, south elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.

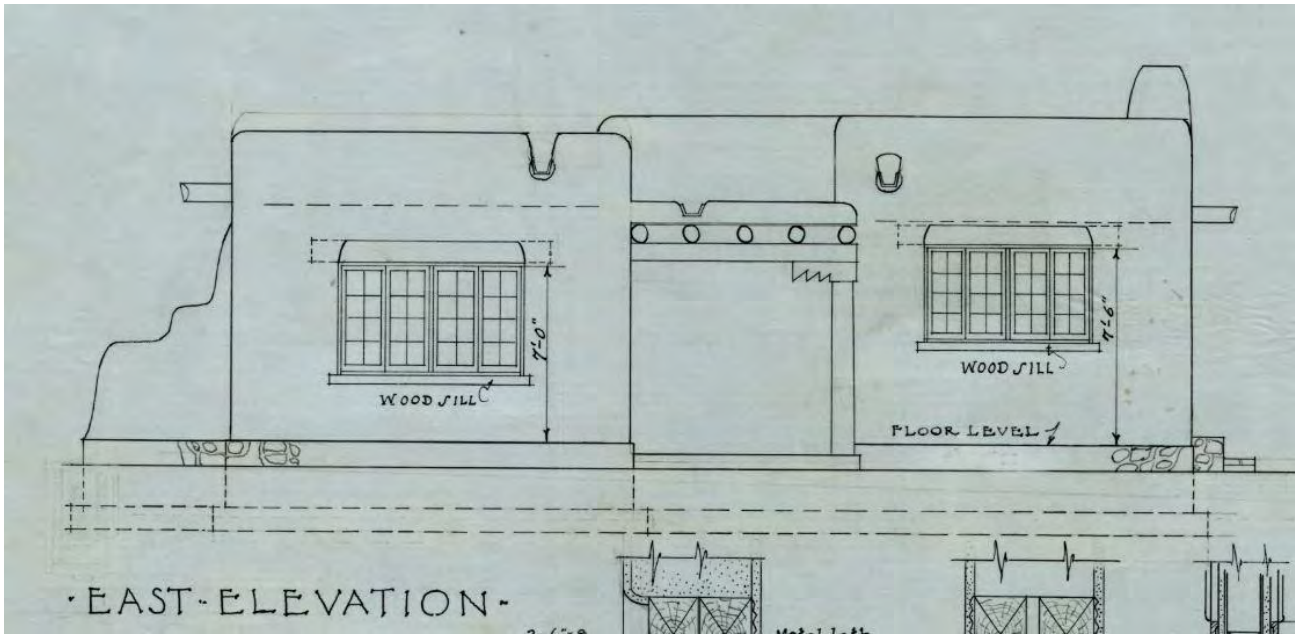

Figure 7: Construction drawing, east elevation, May 25, 1925.
Austin, M. Residence, Job Number: 375-GG, 09. Courtesy John Gaw Meem Collection, Zimmerman Library, University of New Mexico, Albuquerque.



Figure 8: South and east elevations under construction, 1925.
Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 9: Front (North) elevation facing west, 1925. Note shorter façade.
Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 10: Mary Austin standing at west façade. Note chimney and what also appears to be note. Note also distant building, which appears to be the maid's which is likely incorporated into the current footprint. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.

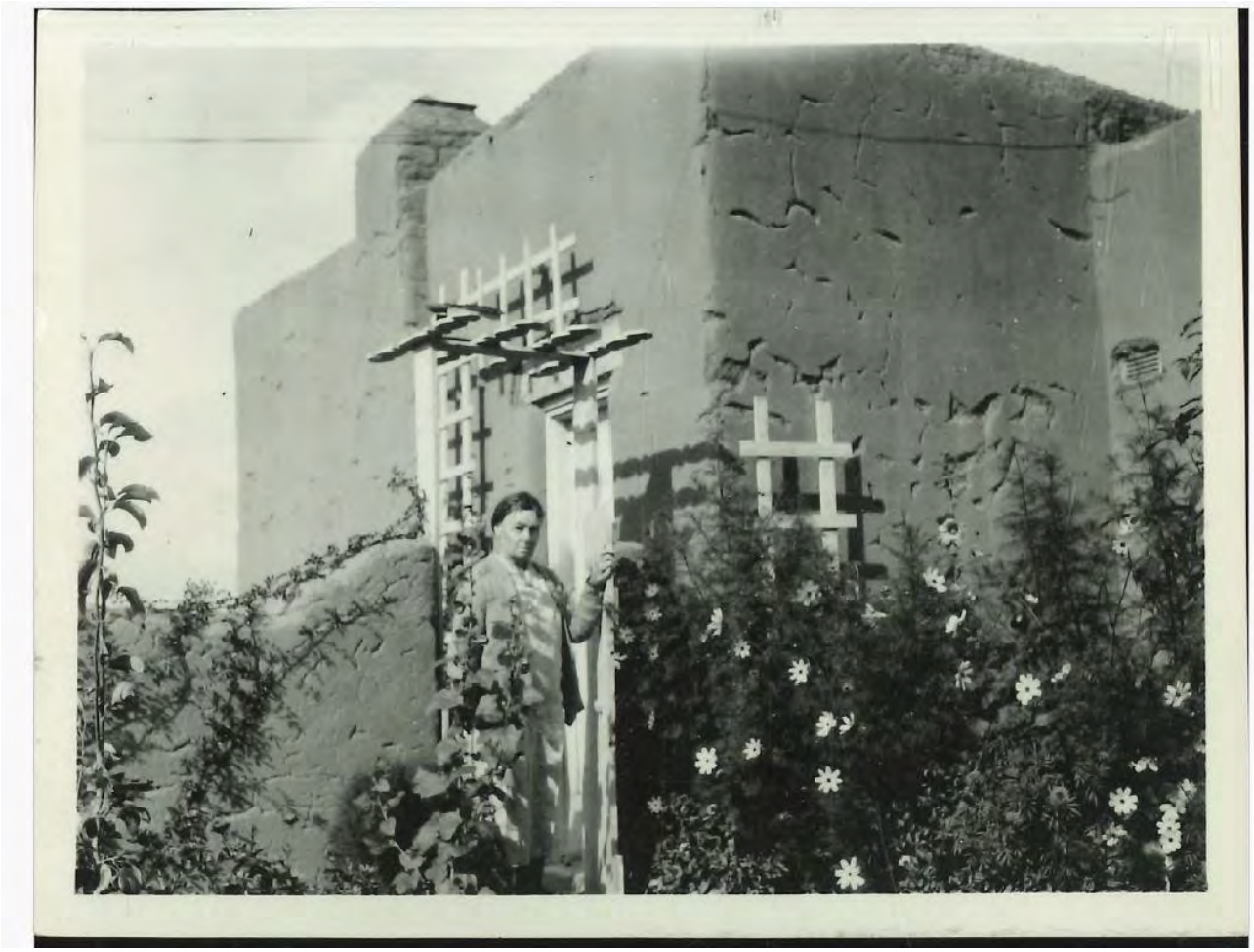

Figure 11: Mary Austin at west façade, standing south of chimney, 1925. Note original setback. Both elements are obscured now behind additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 12: Sitting room and library. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 13: Arbor connecting the house to the maid's quarters. This feature has been removed, and the space has been infilled with new construction. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 14: Circa 1940 ink sketch rendering for Arsuna School of Fine Arts. Note how the façade conforms to the length of Austin/Meem period. Creator, Dorothy Stauffer. Courtesy of Jonson Gallery of the University of New Mexico Art Museum.



New Mexico Art School Headed by an Ex-Tulsan

This is a picture of Mary Austin's former home in Santa Fe, N. M., which has been selected as the permanent home of the Arsuna School of Fine Arts, directed by Clyde Gartner, Tulsan.

Figure 15: Photograph of Arsuna School of Fine Arts appearing in the July 16, 1939 edition of the *Tulsa Tribune*.



Figure 16: October 25, 1948, aerial photograph. Note the building now has one extension across the south elevation.

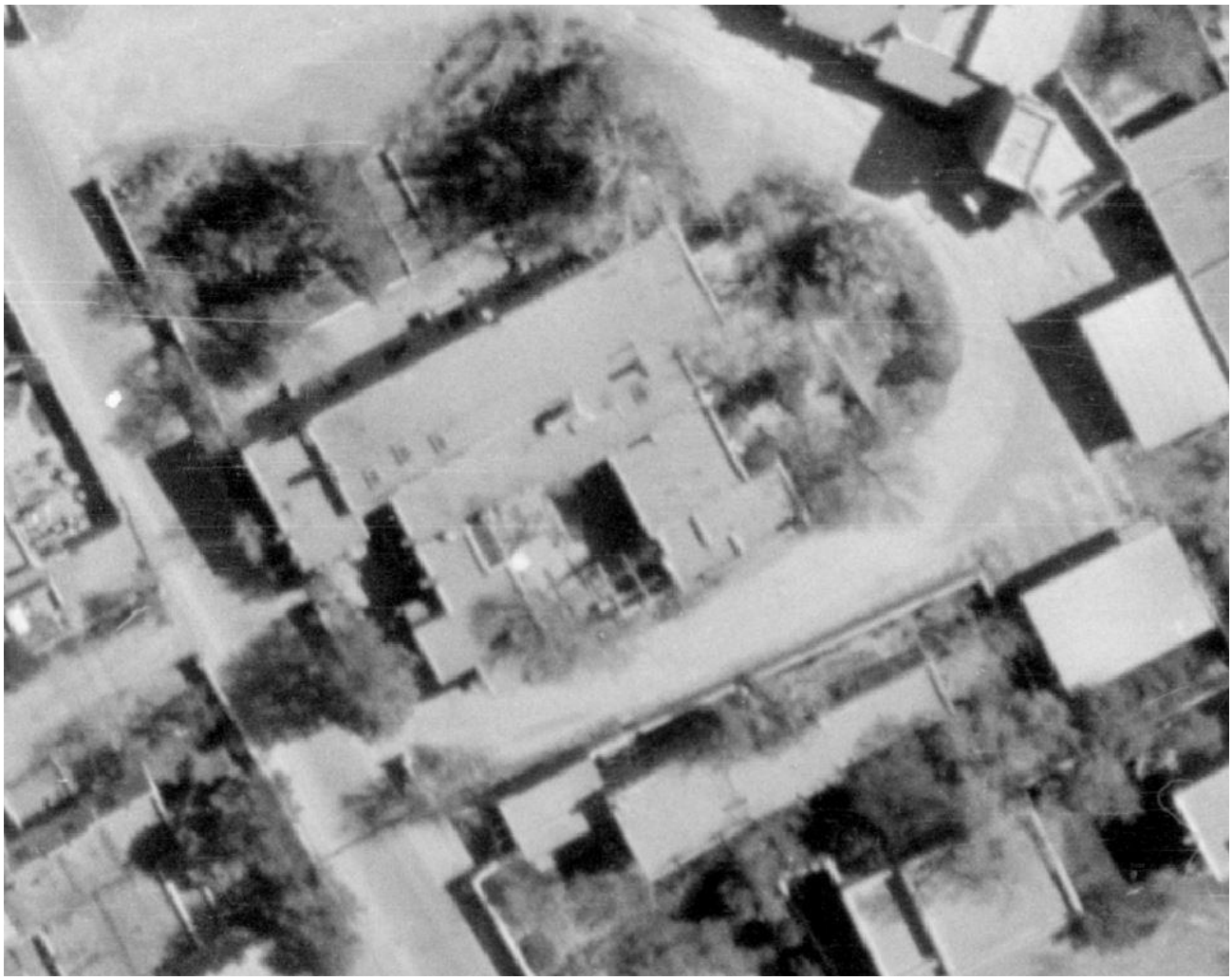

Figure 17: November 10, 1958, aerial photograph. Note how the house now has multiple additions and extensions. Compare with Figure 1 and Figure 3.



Figure 18: North elevation. Red indicates post-Austin/Meem additions.
All current photographs taken by Gulia Caporuscio, July 5, 2025.



Figure 19: West elevation. Red indicates post-Austin/Meem additions.



Figure 20: West elevation. Red indicates post-Austin/Meem additions.



Figure 21: Courtyard. Red indicates post-Austin/Meem additions.



Figure 22: North and east elevations. Red indicates post-Austin/Meem additions.



Figure 23: Comparison. North elevation, 1925 and 2025. Arrow indicates addition.





Figure 24: Comparison. West elevation, 1925 and 2025. Arrow indicates the location of the original chimney.



Figure 25: Comparison. South and east elevations, 1925 and 2025. Red indicates post-Austin/Meem additions.





Figure 26: Comparison. West elevation, 1925 and 2025. Red indicates post-Austin/Meem additions. Mary Austin Papers, Photographs, Box 3, Folder 3 (62). Courtesy of The Huntington Library, San Marino, California.



Figure 27: Comparison North entry hall, 1925 and 2025. Current photo courtesy of Zillow.

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : RESTORATION OF PORTAL EAST ELEVATION
Project number . . . : 97- 10100152
Case Number . . . . . : H-97-131
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501
825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501
1424 Paseo De Pralta
(505) 9881905

ACTION

This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

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Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
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Santa Fe, NM 87501

1424 Paseo De Pralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

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Santa Fe, NM 87501

1424 Paseo De Pralta
(505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC DIST SURVEY NUMBER	7270
YEAR OF CONSTRUCTION	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	GALLERY
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner HP

ITEM & ISSUE

CASE #H- 97-131 ADDRESS 439 A Camino del Monte Sol (Main Residence)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION

Staff acknowledges the architectural standards for design in the Downtown and Eastside Historic District have been met. Relative to preservation standards, the proposed alterations are occurring on a non-historic portion of the subject building and will not affect the "contributing" status of the building as required by Section 14-70.73A1 SFCC 1987.

BACKGROUND & SUMMARY

The applicant has provided illustrations for the removal of an east elevation addition (including arched doors and a bay window) to restore the elevation's original profile. The New Mexico Historic Building Inventory Form indicates that the subject elevation has been altered through the addition of the bay window and arched openings. The applicant proposes to remove the aforementioned arched doors and bay window and convert the space into a portal. The heavy massing which currently exists between the openings will be retained so as not to create a false sense of historical development or conjectural feature as required by Section 14-70.71A SFCC 1987. As well, new true-divided-lite French doors will be inserted beneath the portal. Stucco will match that existing and exposed wood lintels will be a weathered grey to match those existing on the same elevation. The wall beneath the portal will be painted white.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 0516000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N RANGE 10 E SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican 6/26/1940

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

0516000123.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

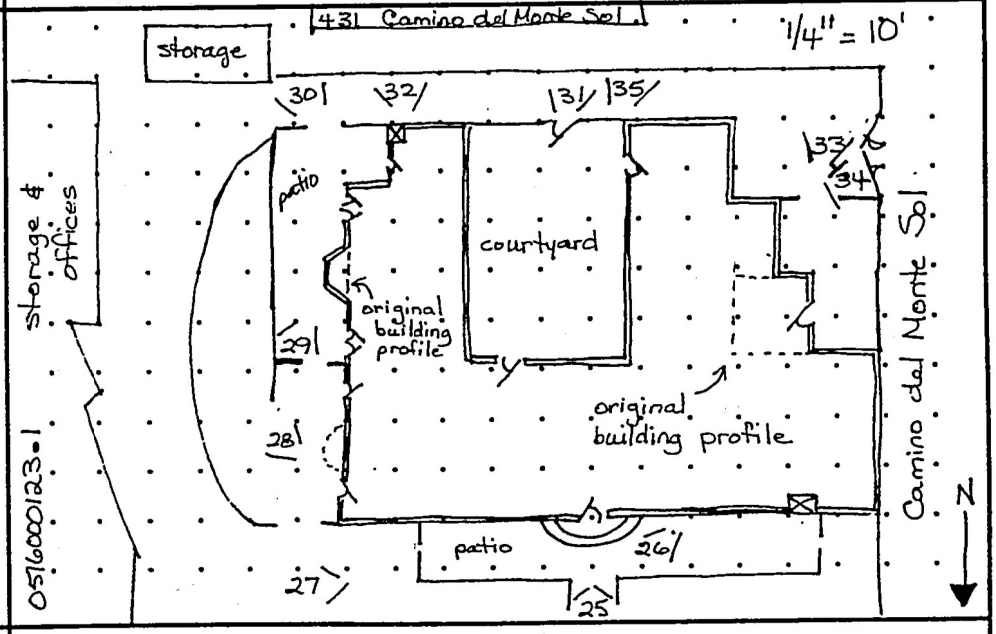
___ YES X NO

PHOTO



#25 main entrance, north

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panel, french	
WINDOWS	4 6-lite wood csmts in groups of 2,3,4, and alone;	some 1X1 DHWs with wood reveals. Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as ½ sidelight on E	

COMMENTS interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas — appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



#27 from northeast

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

IDENTIFICATION

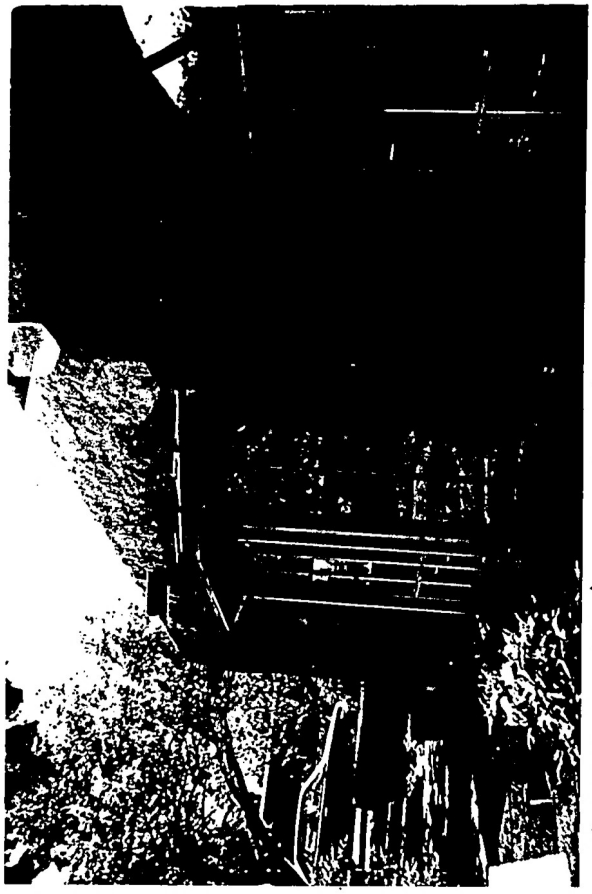
ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

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

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

September 18, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a single family residence.

The only exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The attached historic survey describes the history of the building.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

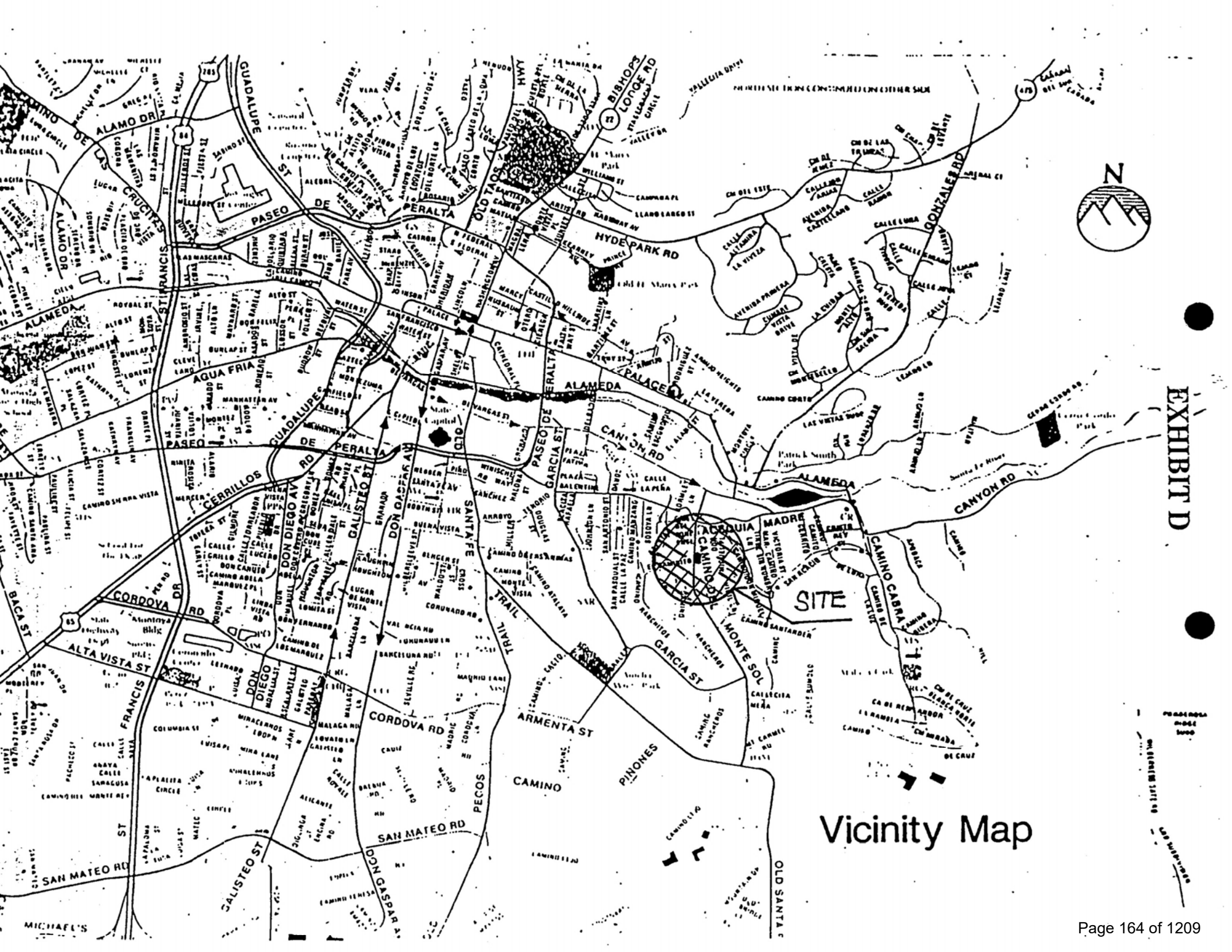
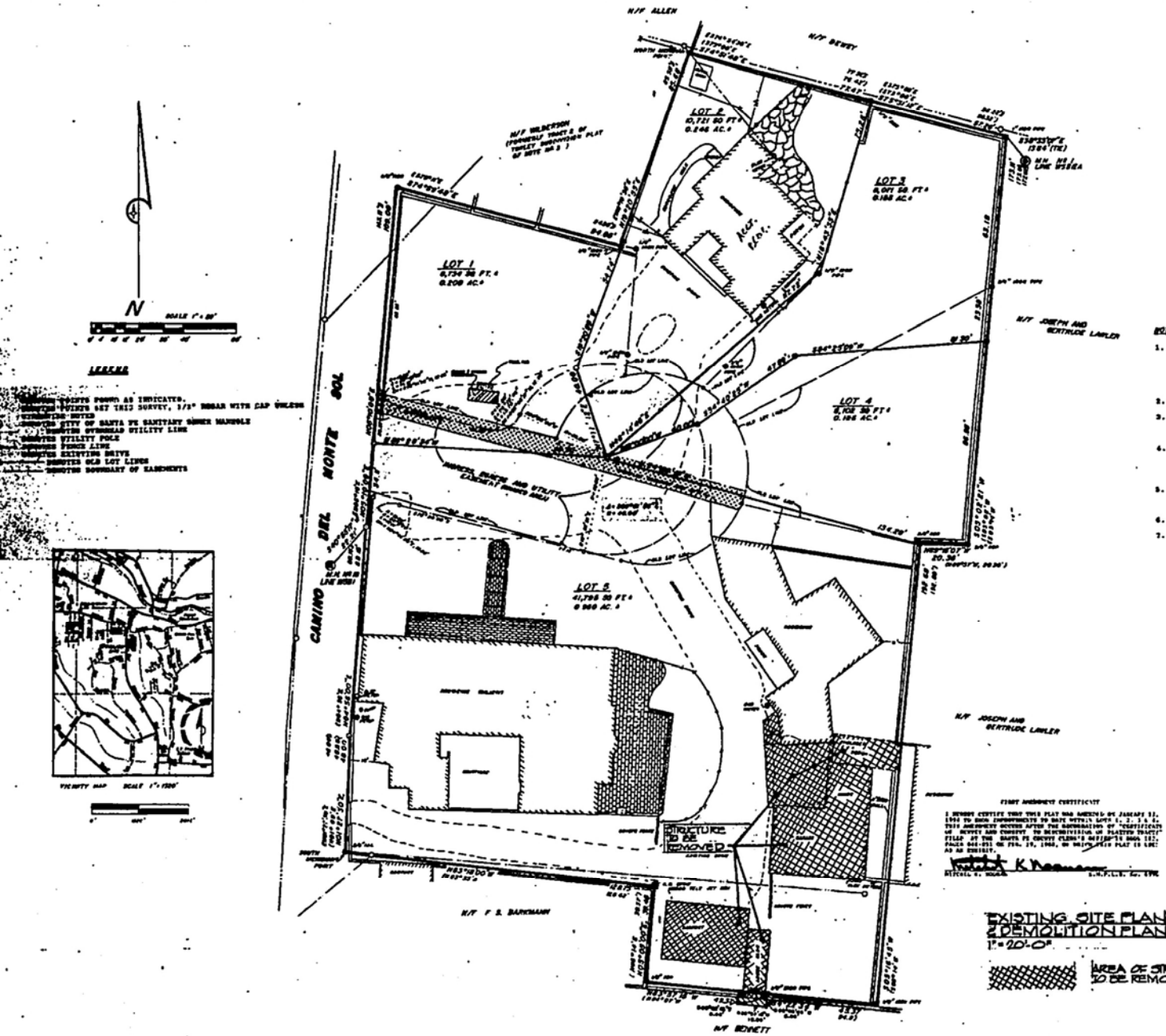


EXHIBIT D
N
SITE
Vicinity Map
ALAMEDA
PASEO DE PERALTA
CANYON RD
CAMINO CABRA
CAMINO MONTE SOL
GARCIA ST
CORDOVA RD
SAN MATEO RD
ARMENTA ST
CAMINO PINONES
PECOS TRAIL
DON GASPAR AV
GALISTEO ST
DON DIEGO AV
CERRILLOS RD
ALTA VISTA ST
CORDOVA DR
BACA ST
FRANCIS ST
GUADALUPE ST
OLD TAOS HWY
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
CAMINO DE LAS CRUCITAS
ALAMO DR
AGUA FRIA
SANTA FE TRAIL
OLD SANTA FE TRAIL



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO. CONTAINING 1.777 AC. ±

NOTES:

1. MERIDIAN (N22°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.H. BOOK 20, PAGE 38.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.H. JULY 26, 1951, BOOK 63, PAGE 165.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 603, PAGE 701-706
6. * DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchell K. Noonan
N.M.P.L.S. NO. 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO }
} S.S.
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July 1986, BY MITCHEL K. NOONAN.

E. Gabriel E. Hassen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1994 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4. THIS AMENDMENT OCCURS AFTER THE REGENERATION OF "CERTIFICATE OF SURVEY AND CONSENT TO DESCRIBIRIAN OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 182, PAGES 848-851 ON FEB. 19, 1988, ON WHICH THIS PLAT IS LIKE AS AS EXHIBIT.

Mitchell K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6998

EXISTING SITE PLAN
2 DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

ARCHITECTS: [illegible] DALER & ASSOCIATES
[illegible] SANTA FE, NM 87501
[illegible]

MARY ALBERT COMPOUND
439-A-B-C

EXISTING SITE PLAN
2 DEMOLITION PLAN

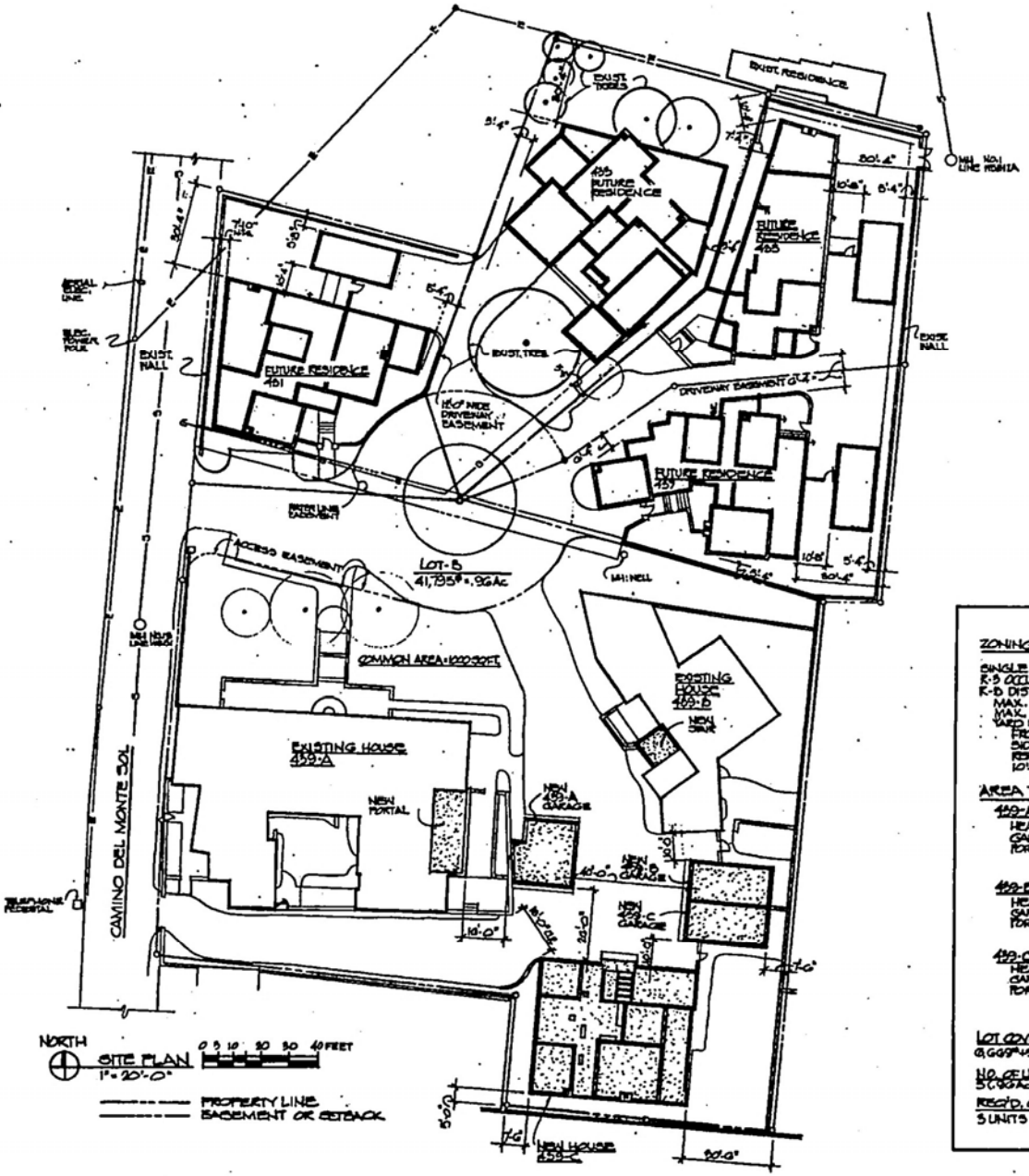
JOB#

DATE 9-18-97

SHEET 2



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-1 OCCUPANCY, TYPE V-N CONSTRUCTION
R-1-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'0"
SIDE YARD: 5'0"
REAR YARD: 20'0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: GALLERY
HEATED (FINISHED): 3,730 SQ.FT.
GARAGE/STORAGE: 573
PORTAL: 340
4,643 SQ.FT.

459-B: HARVEY HOUSE
HEATED (FINISHED): 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED (FINISHED): 2,316 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 300
3,116 SQ.FT.

LOT COVERAGE:
4,643 + 3,411 + 3,116 SQ.FT. / 41,795 SQ.FT. = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
5 UNITS × 250 SQ.FT. = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, NM. 87501
[redacted]

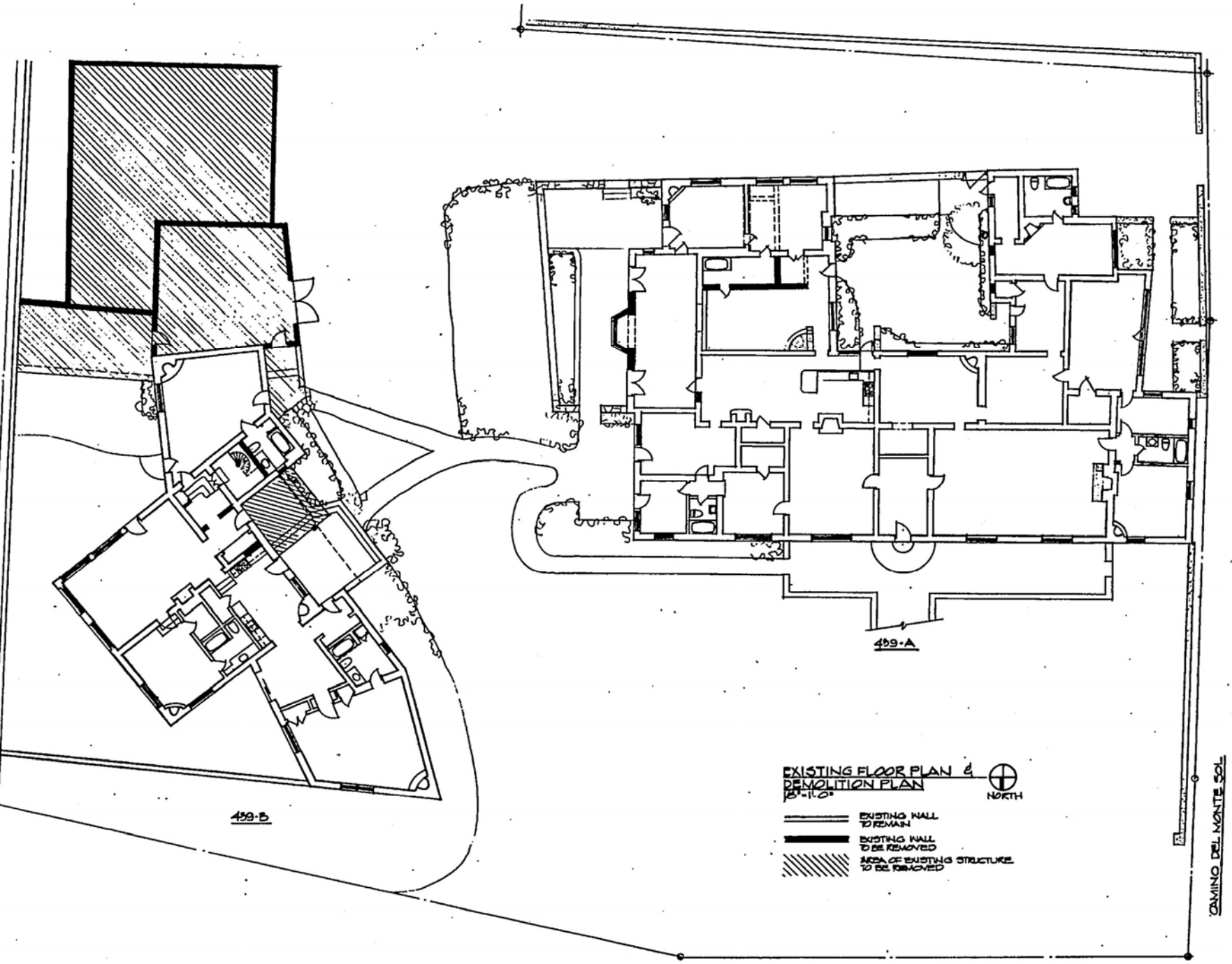
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL, SANTA FE, NM.
459-A-B-C

SHEET TITLE
SITE PLAN / LOT-B
1" = 20'-0"

JOB #

DATE
9-10-97

SHEET #
1



ARCHITECT
MICHAEL BAUER & ASSOCIATES

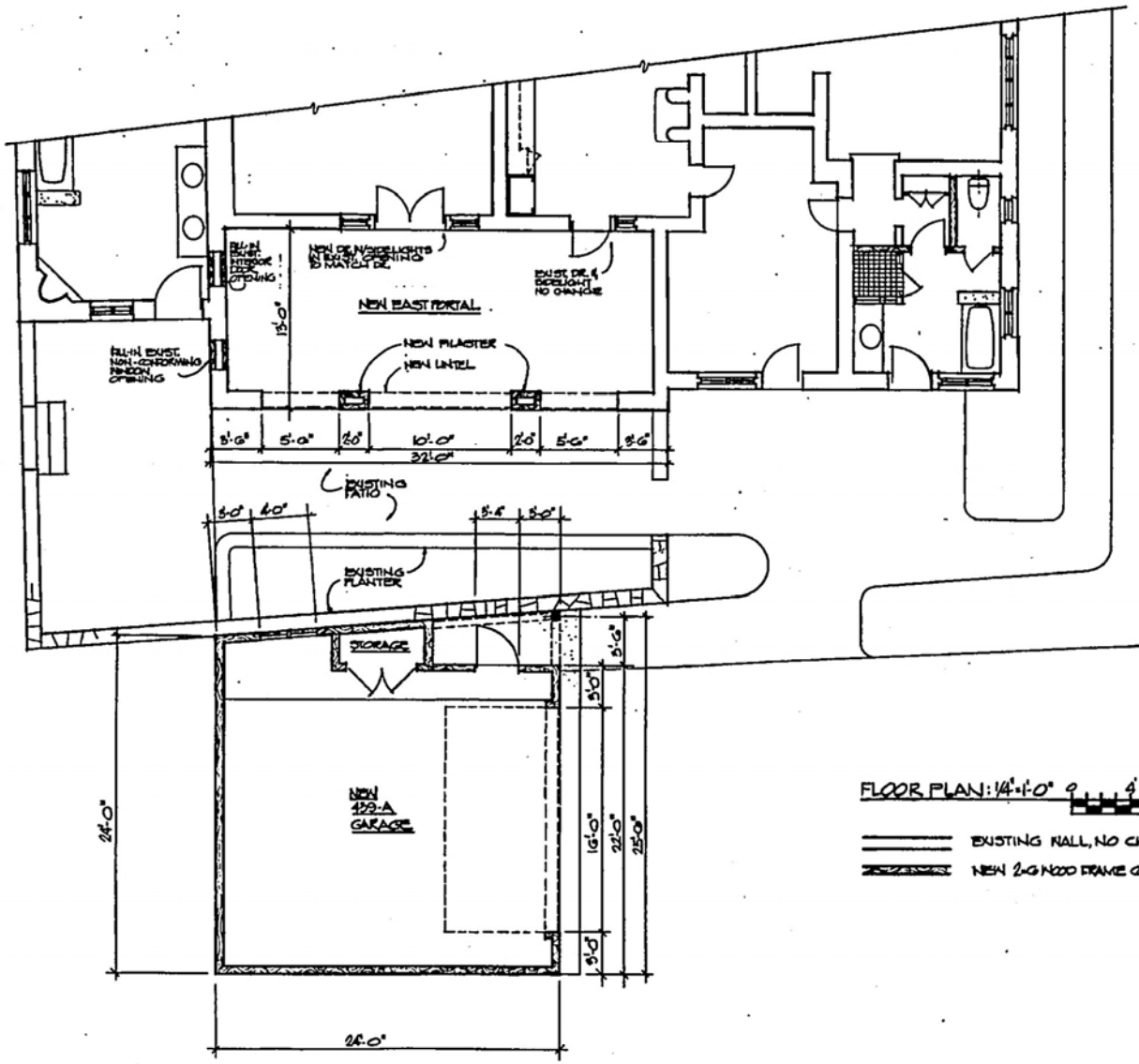
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



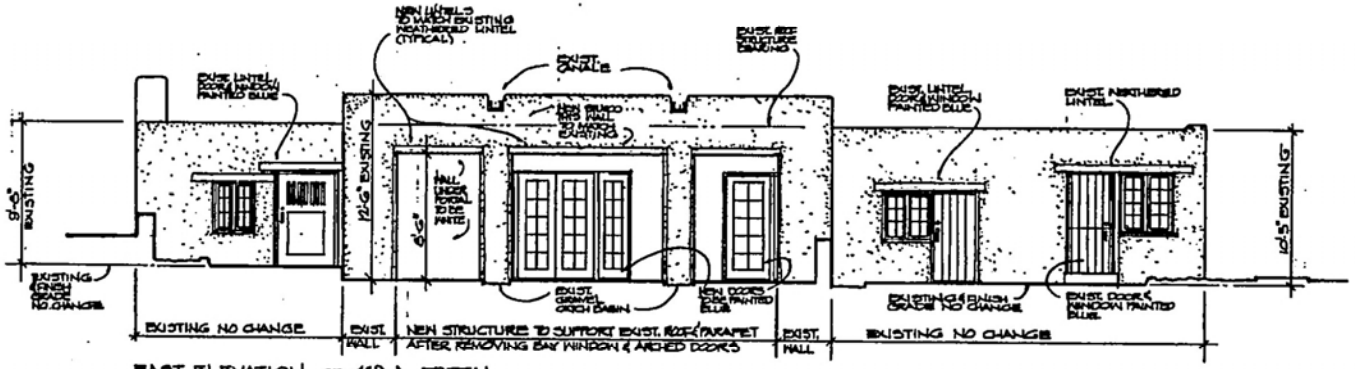
MARY AUSTIN COMPOUND
429-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

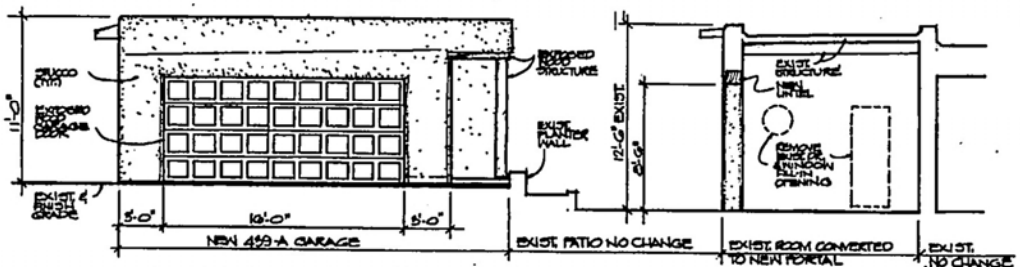
JOB#

DATE
6-15-97

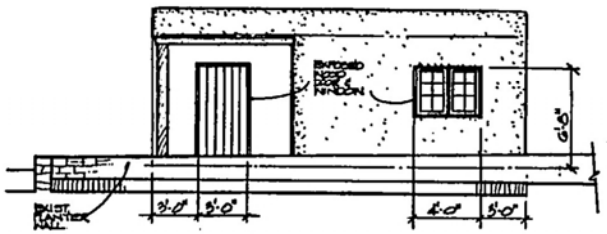
SHEET#
4



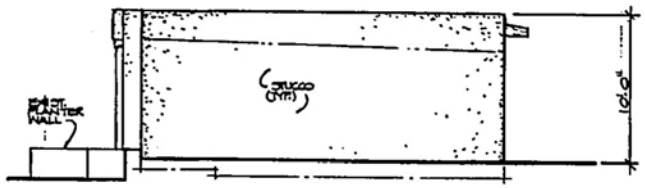
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE

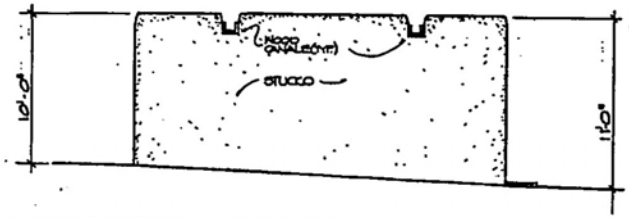


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE ex.
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-780-1905

[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

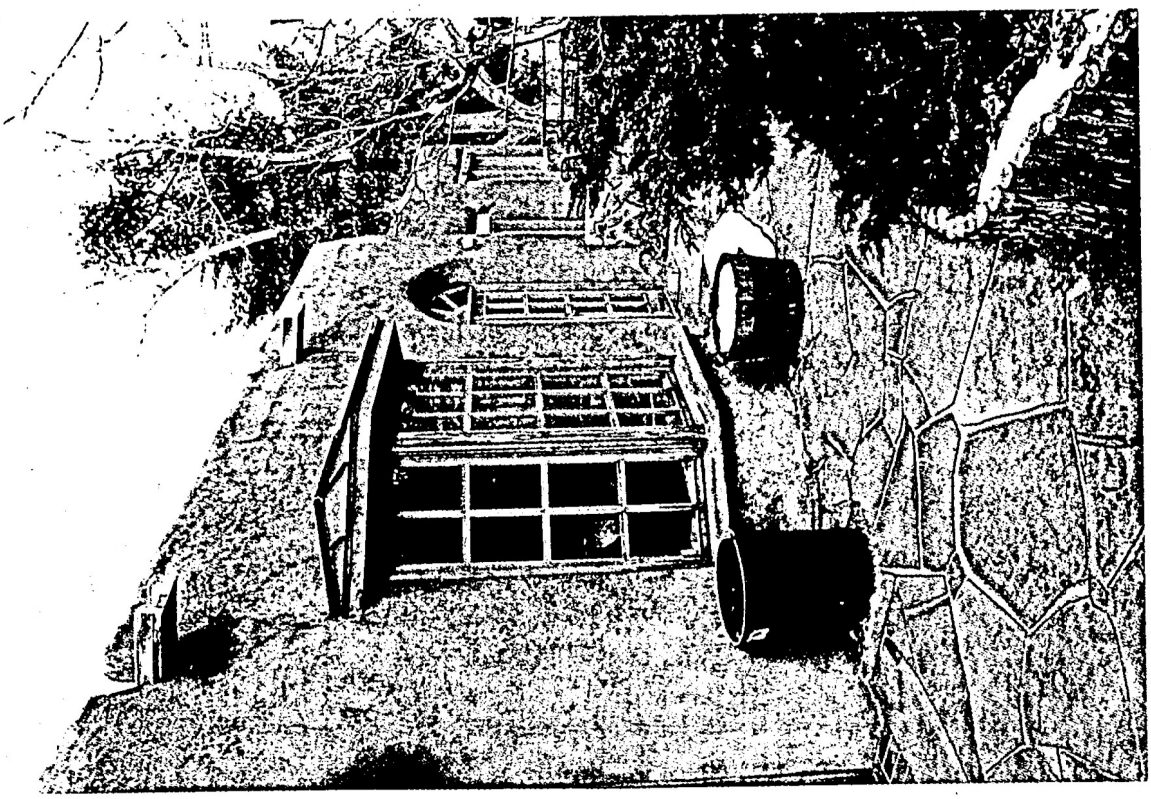
JOB#

DATE
9-18-97

SHEET#
5



439-A East Elevation showing Bay Window and Arched Doors to be removed.



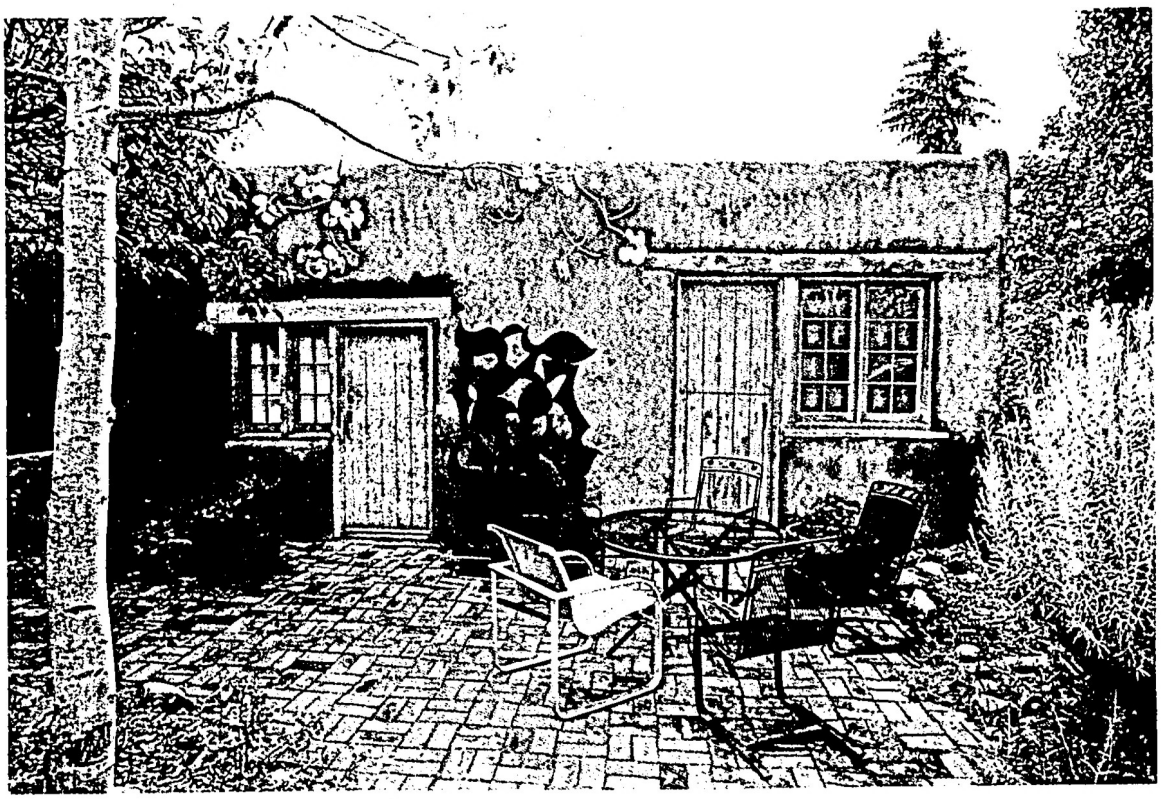
H-97-131



Southeast corner

439-A

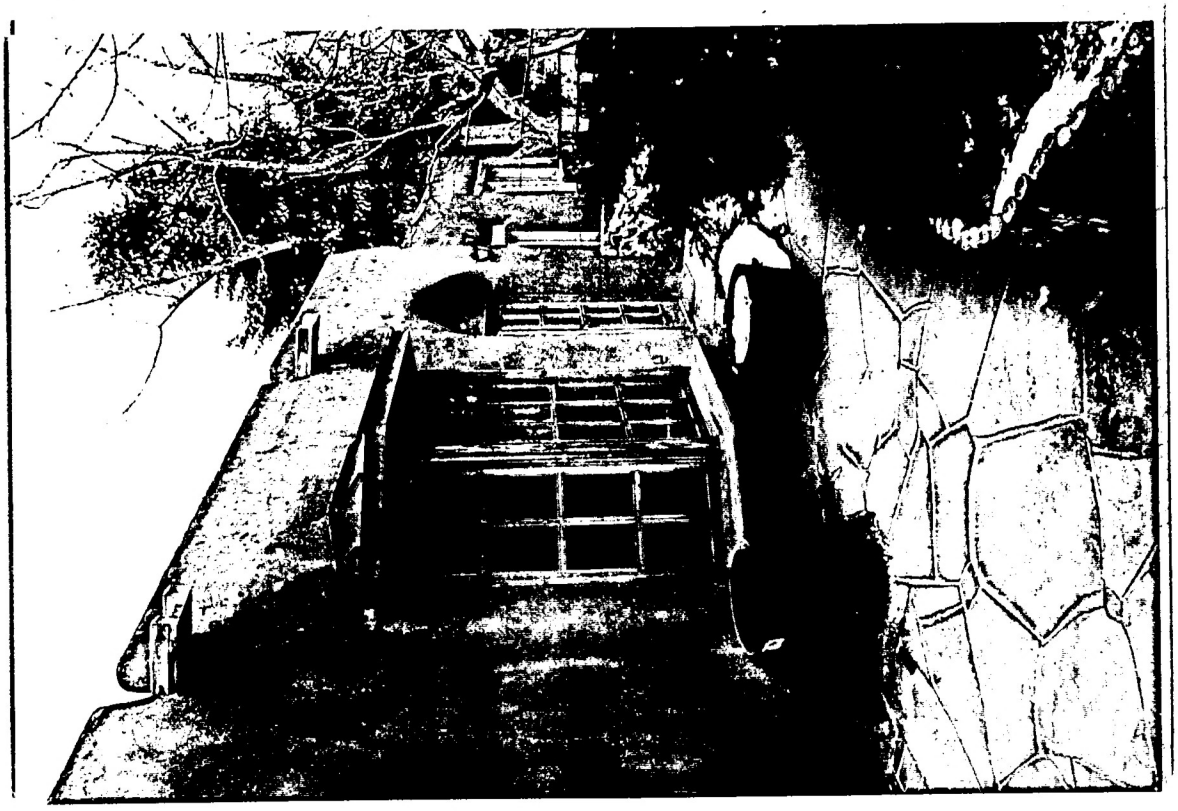
Northeast corner



H-97-131



439-A East Elevation showing Bay Window and Arched Doors to be removed.



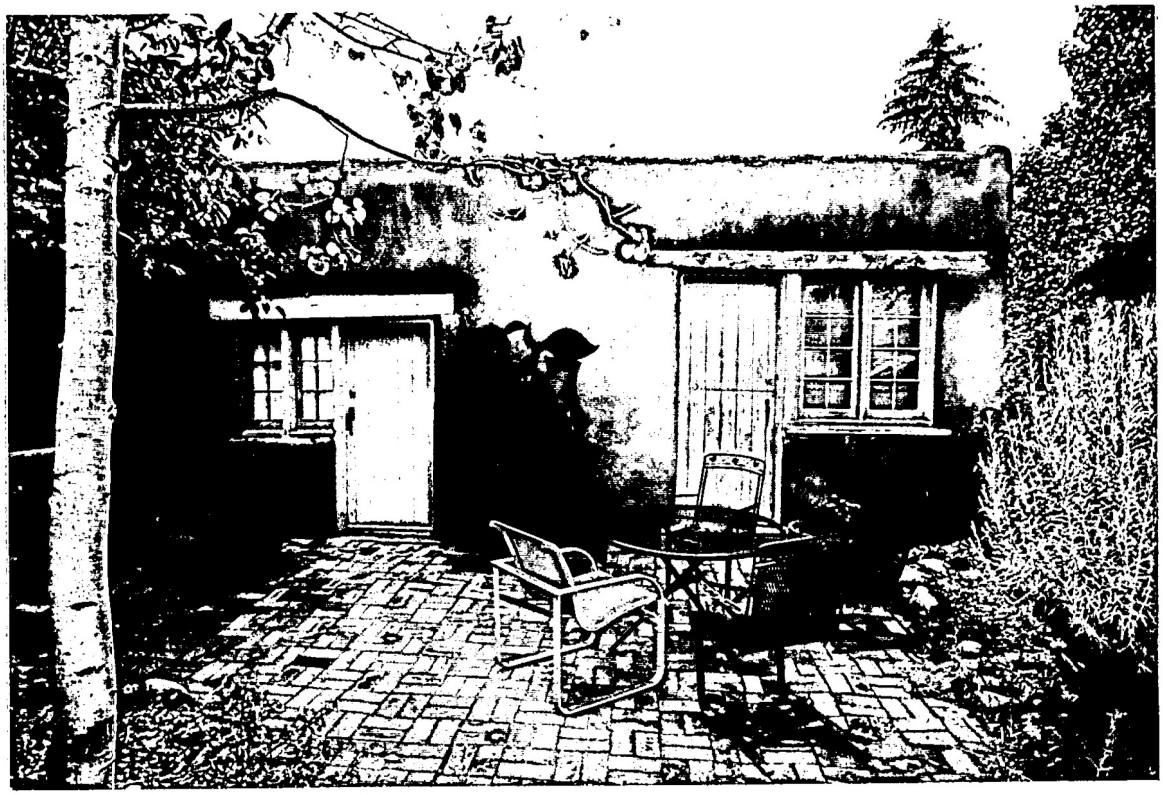
H-97-131



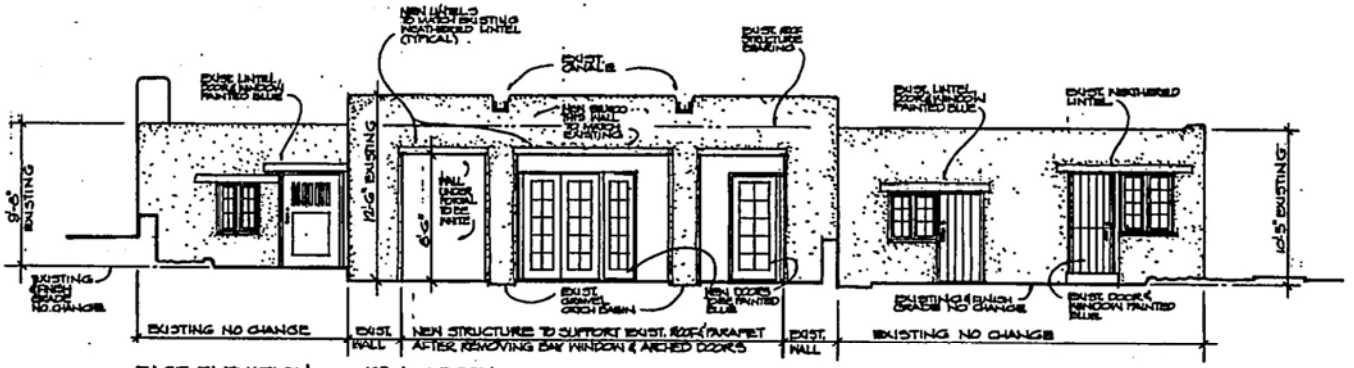
Southeast corner

439-A

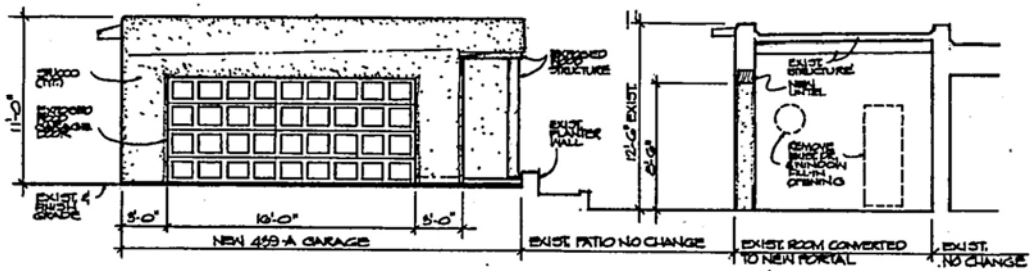
Northeast corner



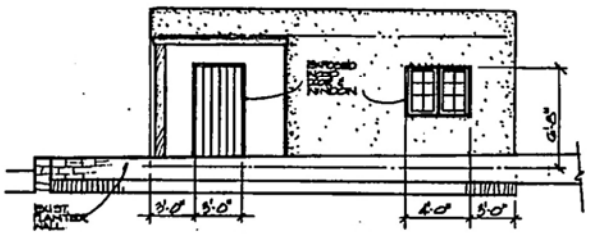
H-97-131



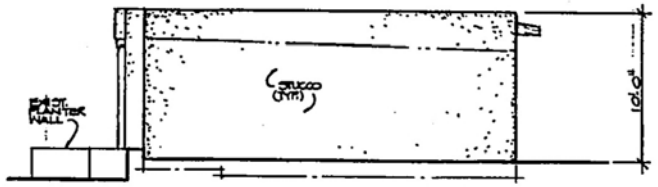
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE

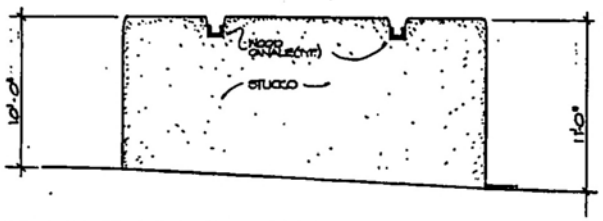


SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, CORBEL, BEAM & CANALES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA, SANTA FE, NM. 87501

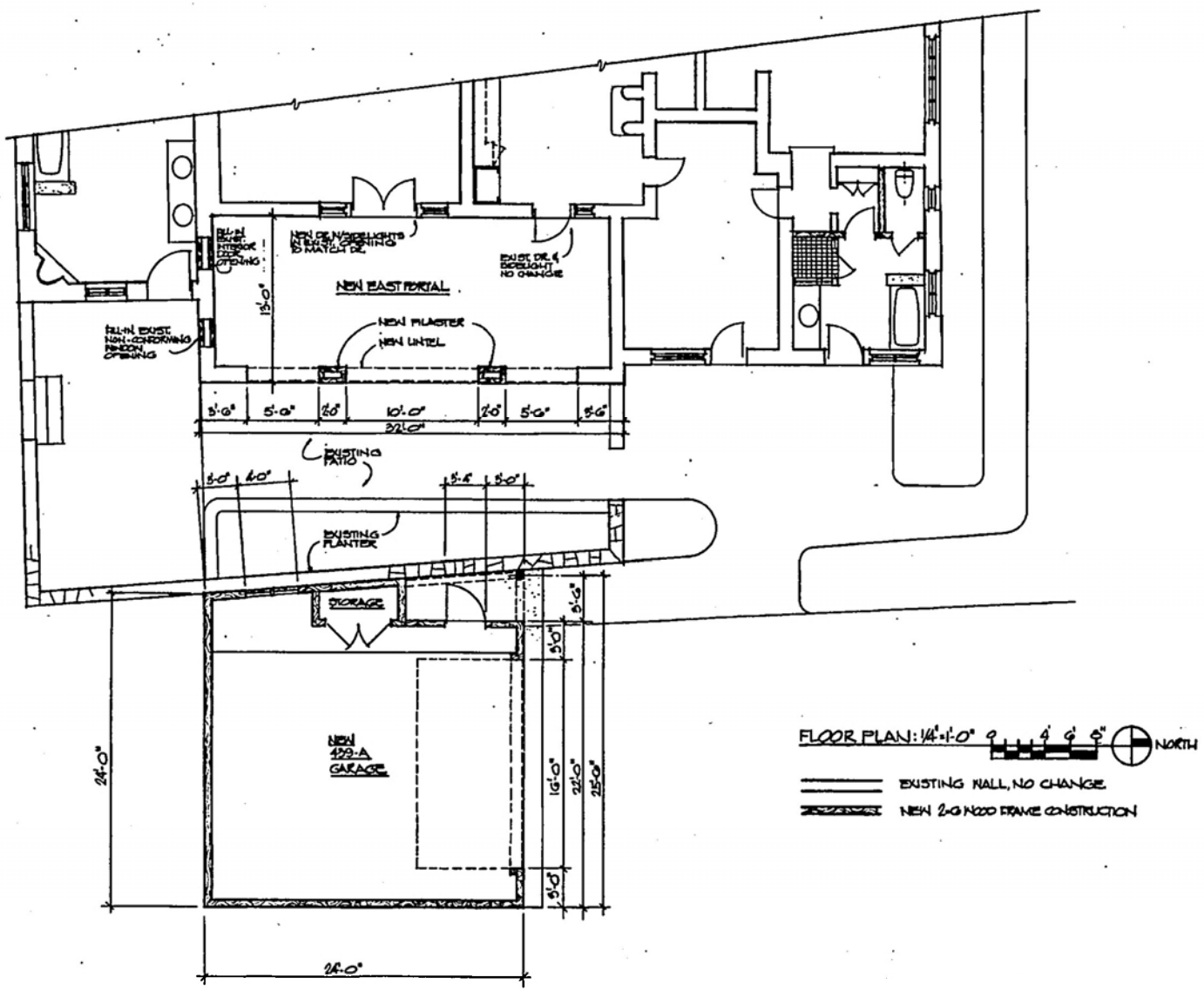
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND

JOB #

DATE
9-10-97

SHEET #
5



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

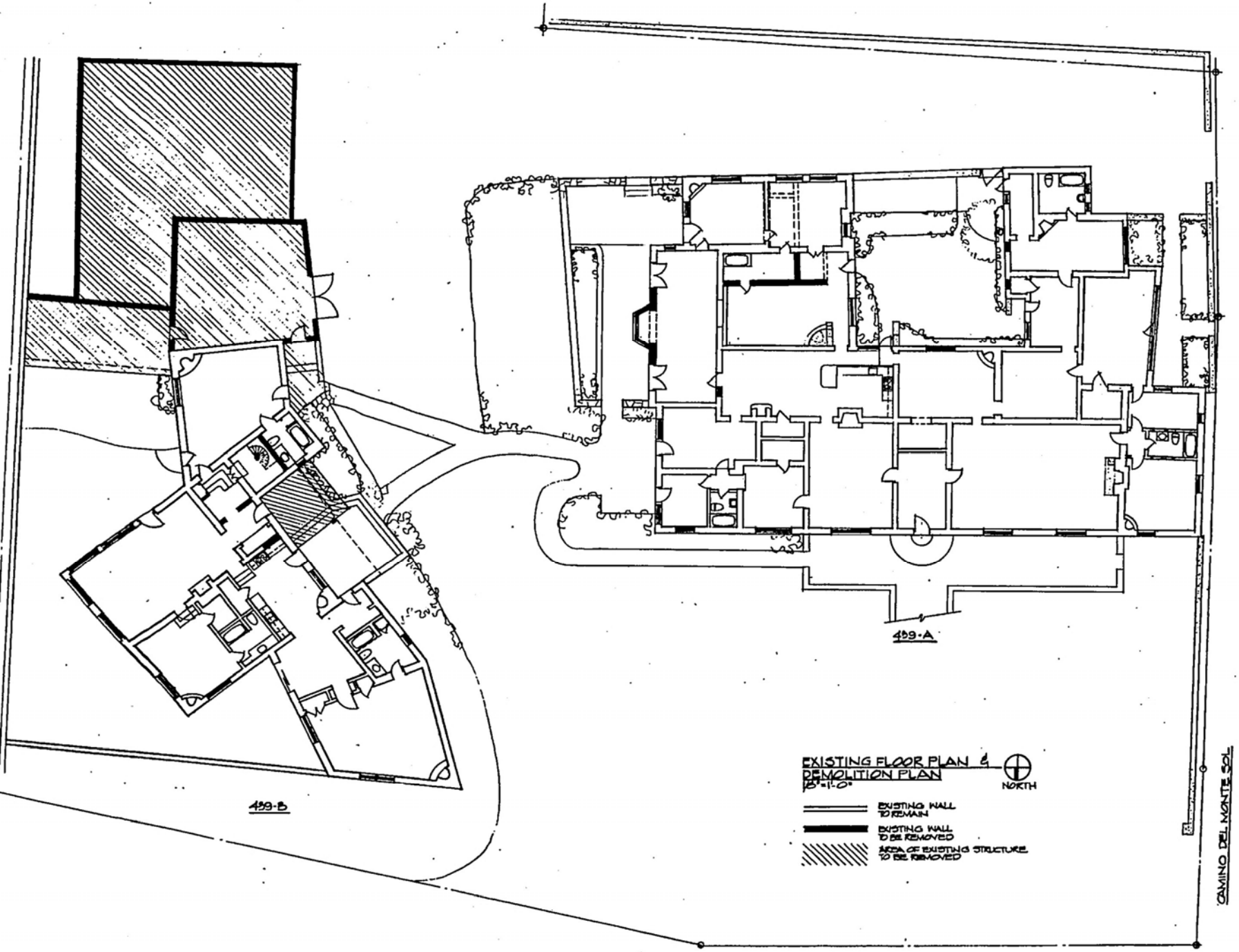
MARY AUSTIN COMPOUND
429-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

JOB#

DATE
8.18.97

SHEET#
4



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

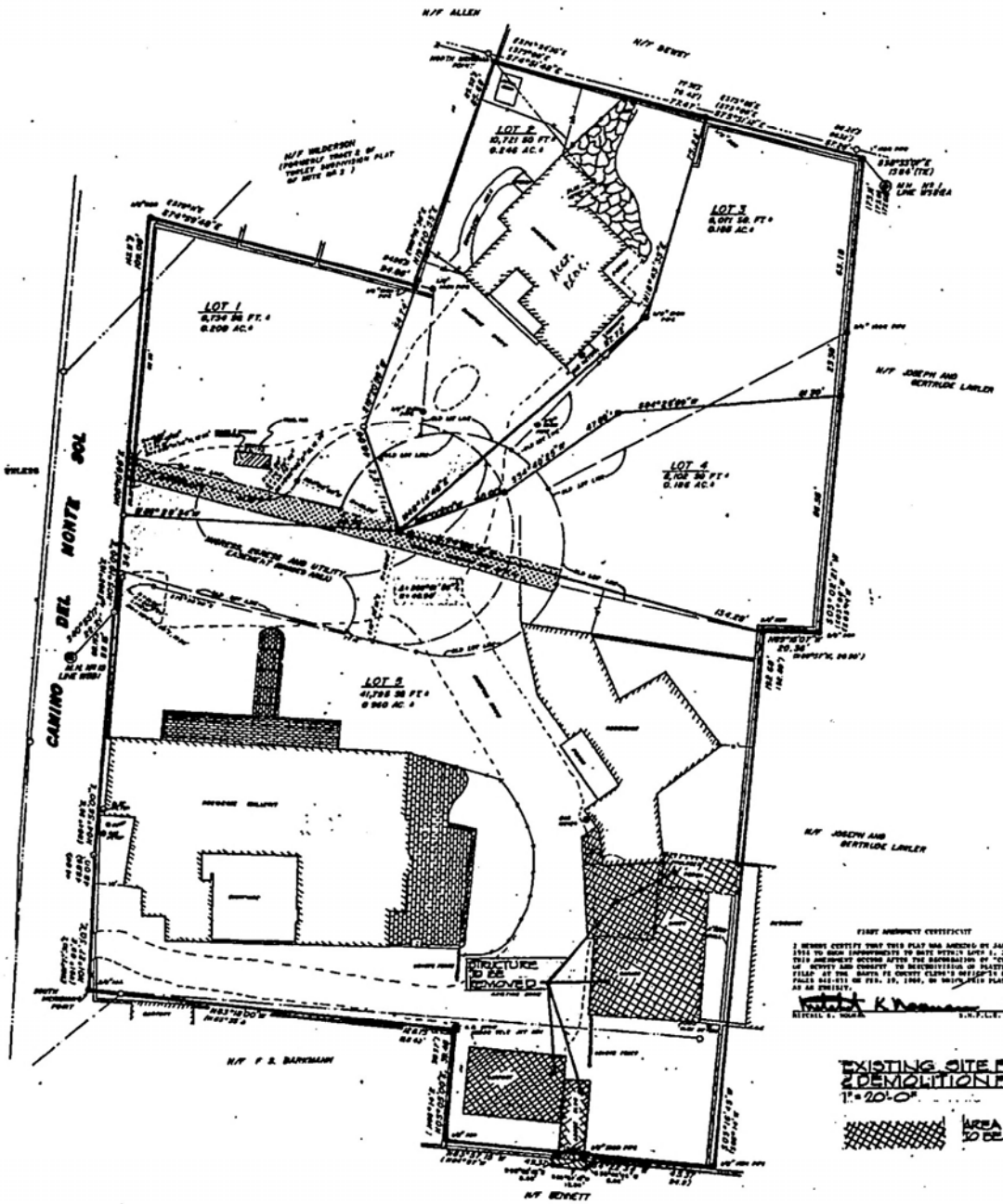
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE
9-18-97

SHEET#
3



REPLAT OF SURVEY FOR
GERALD P AND KATHLEEN R. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

N

SCALE 1" = 20'

LEGEND

- DENOTES POINTS FOUND AS INDICATED.
- DENOTES POINTS SET THIS SURVEY, 1/2" REBAR WITH CAP UNLESS OTHERWISE NOTED
- DENOTES CITY OF SANTA FE SANITARY SEWER MANHOLE
- DENOTES OVERHEAD UTILITY LINE
- DENOTES UTILITY POLE
- DENOTES FENCE LINE
- DENOTES EXISTING DRIVE
- DENOTES OLD LOT LINES
- DENOTES BOUNDARY OF EASEMENTS

VICINITY MAP SCALE 1" = 1500'

NOTES:

1. MERIDIAN (N11°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 50.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-B, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE D. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER E. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 2, 1956 AND FILED AT THE S.F.C.C.N. JULY 26, 1951, BOOK 83, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN R. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 643, PAGE 346.
6. • DENOTES CALCULATED POINT.
7. ▨ DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN R. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/97 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 8998 MITCHEL K. HOOKAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF July, 1998, BY MITCHEL K. HOOKAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1999

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 11, 1999 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4; THIS AMENDMENT EXCLUDES AFTER THE DEDICATION OF "SUFFICIENT LOT, SURVEY AND CONSENT" TO RECTIFICATION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE ON FEB. 19, 1960, IN BOOK 83 PAGE 162; THIS AMENDMENT WAS FILED IN BOOK 643 PAGE 346 AS AN EXHIBIT.

MITCHEL K. HOOKAN N.M.P.L.S. No. 8998

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED

SOUTHWEST MOUNTAIN SURVEYS

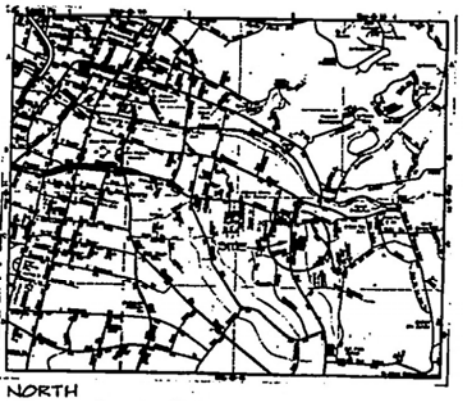
MARY ALICE COVINGTON
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

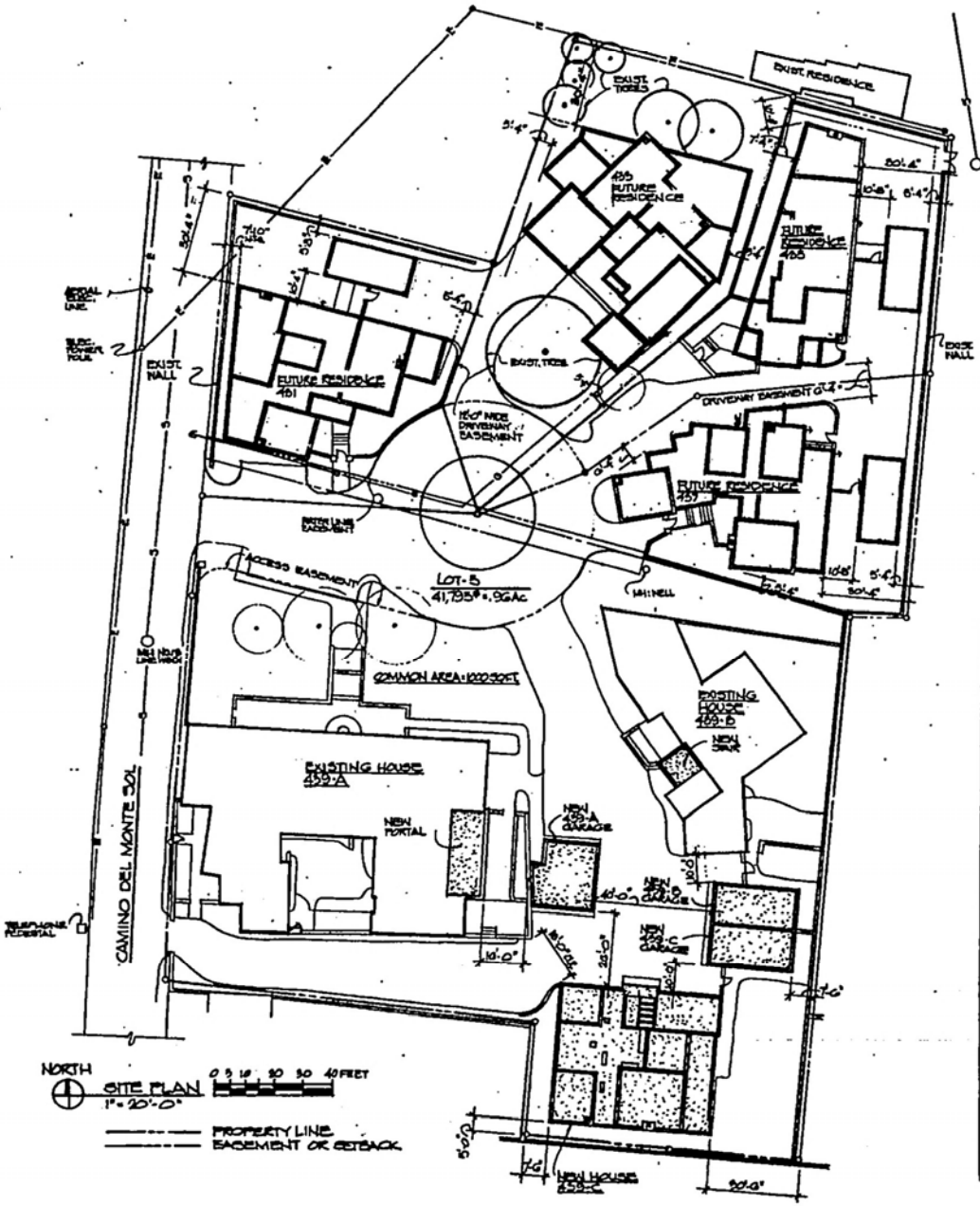
JOB #

DATE 9-16-97

SHEET # 2



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED/FINISHED: 5,736 SQ.FT.
GARAGE/STORAGE: 573
PORTAL: 360
6,669 SQ.FT.

439-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS × 250# = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
424 PASEO DE PARAIDA, SANTA FE, NM 87501
505-988-1985

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL, SANTA FE, NM
439-A-B-C

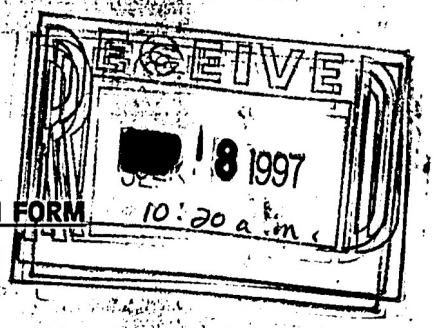
SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE
9-18-97

SHEET#
1

EXHIBIT (C)



HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL ADDITION

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ⋈ Addition ⋈ Residential ⋈
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes(X) No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 12'-6" EXISTING

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (X) No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

_____ 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
Case Number . . . . . : H-97-132
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 09/18/97

PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

OW- Peters III, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

ACTION

This is to certify that this case was withdrawn because the applicant failed to resubmit by the October 31, 1997 submittal deadline.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Debbie Jaramillo, Mayor

Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
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Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
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Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at its meeting on October 14, 1997, acted on the above referenced case. The decision of the Board was to postpone your request to October 28, 1997 at your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE EASTERN PORTION OF PROP
Project number . . . : 97- 10100153
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PROJECT LOCATION(S) : **439 Camino Del Monte Sol**
(detached garage)

PROJECT NAMES:

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Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN AND EASTSIDE
HISTORIC BUILDING STATUS	NOT APPLICABLE
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND

City of Santa Fe, New Mexico

memo

DATE: 14 October 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE

CASE #H- 97-132 ADDRESS 439 A Camino del Monte Sol (detached garage)

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met. The proposed garage will not have a negative impact on the adjacent historically "significant" structure as identified in Section 14-70.73A2 SFCC 1987; therefore, Staff recommends approval.

BACKGROUND & SUMMARY

The applicant has provided illustrations for the construction of a single-story detached garage on the eastern portion of the subject property. The applicant states the garage will be of wood frame construction with a stucco finish. The garage's height will vary from 10 feet to 11 feet from grade. The garage door will be a raised-panel wood door which will be sealed with Sherwin Williams "Gate House" stain. The proposed stucco color is El Rey "Buckskin," and all exposed wood elements will be stained to match the garage door. Window lites are true-divided-lites.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

September 18, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House.

The structure will be located to the east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

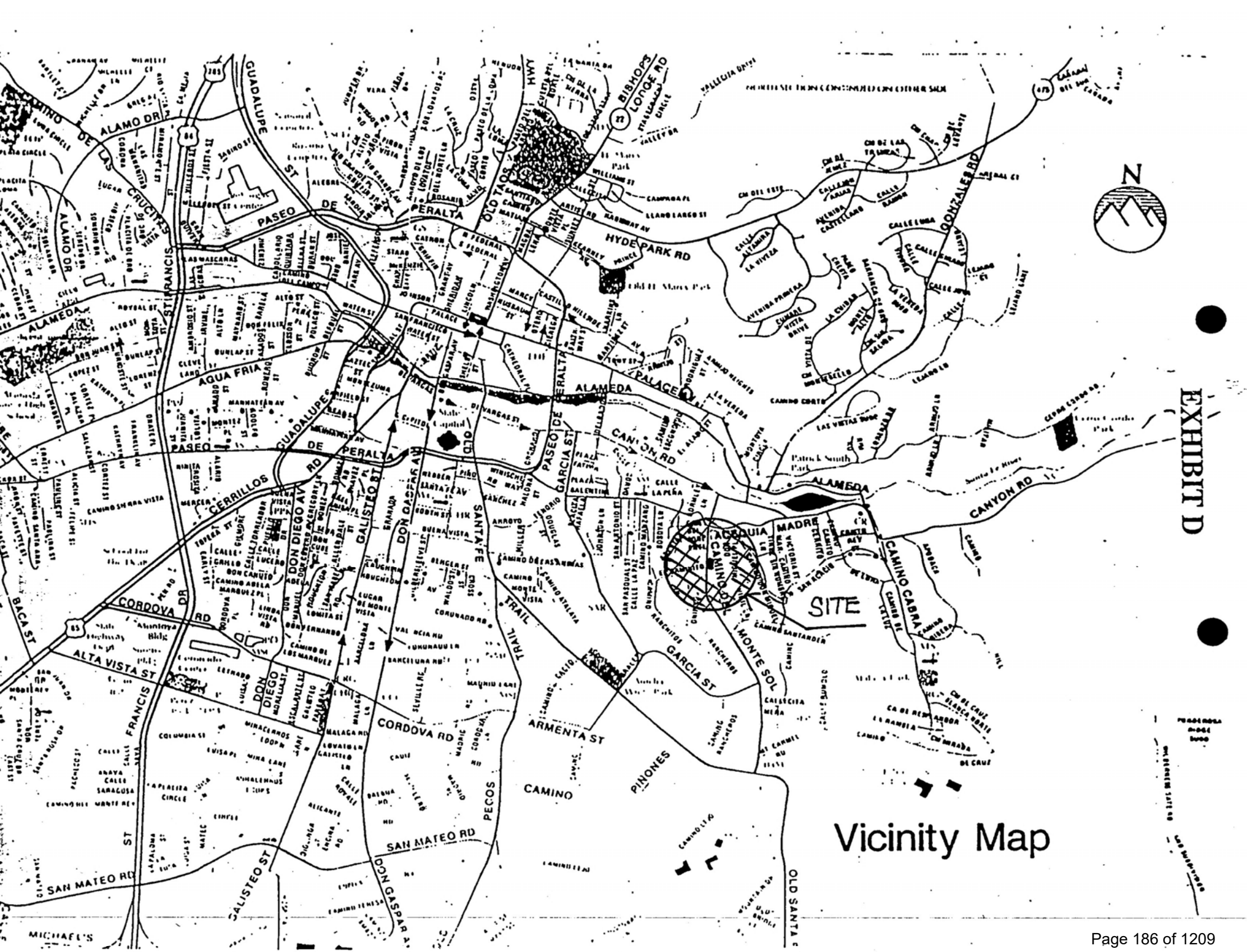
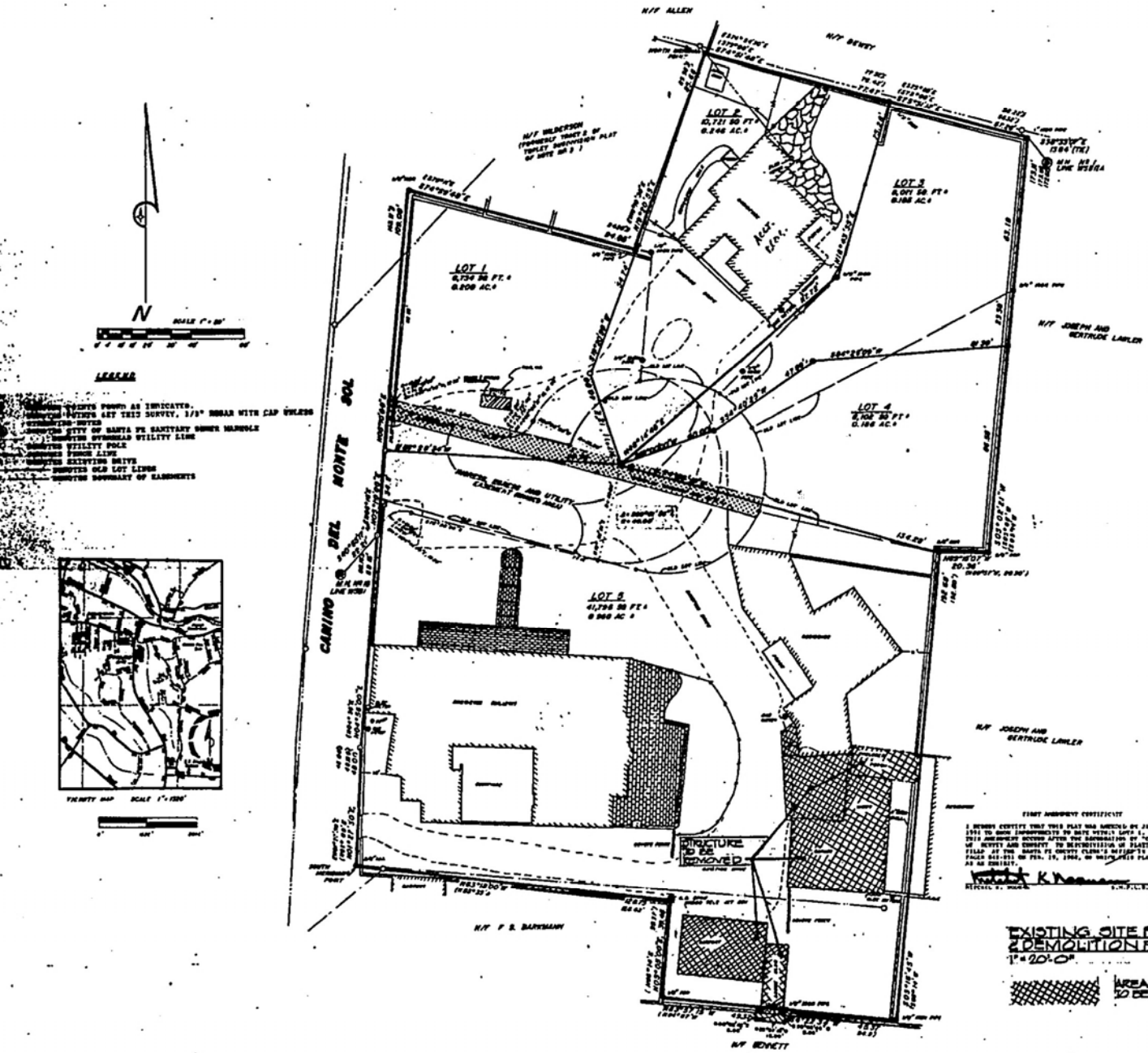

N
SITE
ALAMEDA
PASEO DE PERALTA
GUADALUPE ST
CAMINO DE LAS CRUCITAS
ALAMO DR
ST FRANCIS
AQUA FRIA
CERRILLOS RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
OLD SANTA FE TRAIL
PASEO DE PERALTA
GARCIA ST
CANYON RD
ACEQUIA MADRE
CAMINO DEL MONTE SOL
CAMINO CABRA
CORDOVA RD
ALTA VISTA ST
BACA ST
ARMENTA ST
CAMINO PINONES
PECOS
SAN MATEO RD
OLD SANTA FE
HYDE PARK RD
OLD TAOS HWY
BISHOPS LODGE RD
GONZALES RD
Patrick Smith Park
Vicinity Map

EXHIBIT D



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN K. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

EXISTING

NOTES:

1. MERIDIAN (N22°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149. DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 36.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-5, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE S. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TORLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49E76-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.N. JULY 28, 1951, BOOK 63, PAGE 166.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN K. PETERS. FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 603, PAGE 301-306
6. • DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN K. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/16/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchel K. Noonan
N.M.P.L.S. NO. 6698 MITCHEL K. NOONAN

STATE OF NEW MEXICO)
) S.S.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF July, 1986, BY MITCHEL K. NOONAN.

Edward E. Hansen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1991 TO SHOW IMPROVEMENTS TO DATE WITHIN LOTS 1, 2, 3 & 4. THIS AMENDMENT OCCURS AFTER THE DECLARATION OF "CERTIFICATE OF SURVEY AND CONSENT TO SUBDIVISION OF PLANTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 107, PAGES 848-851 ON FEB. 19, 1986, ON WHICH THIS PLAT IS LIKE AS AN EXHIBIT.

Mitchel K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6698

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED.

SOUTHWEST MOUNTAIN SURVEYS

ARCHITECT: ... BAILER & ASSOCIATES
... SANTA FE, NM 87501
... 988-1801

MARY ALICE COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

EXISTING SITE PLAN & DEMOLITION PLAN

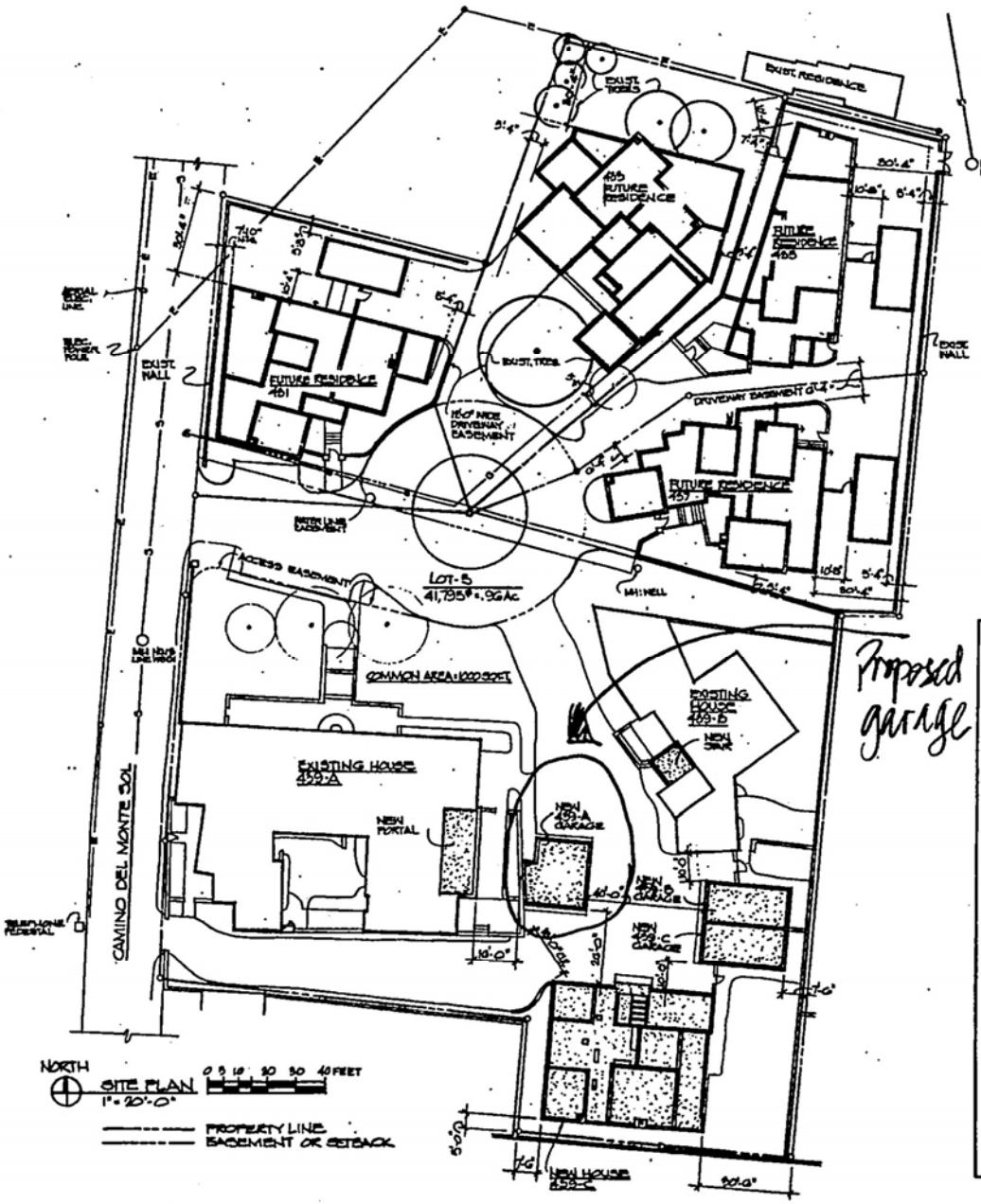
JOB#

DATE 9-18-97

SHEET # 2



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A: GALLERY
HEATED/FINISHED: 5,730 SQFT.
GARAGE/STORAGE: 573
PORTAL: 860
6,663 SQ.FT.

459-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,340 SQ.FT.
GARAGE/STORAGE: 300
PORTAL: 450
3,190 SQ.FT.

LOT COVERAGE:
6,663 SQ.FT. + 3,190 SQ.FT. / 41,795 SQ.FT. = 21%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS = 250 SQ.FT. = 750 SQ.FT. REQ'D.

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, N.M. 87501
[redacted]

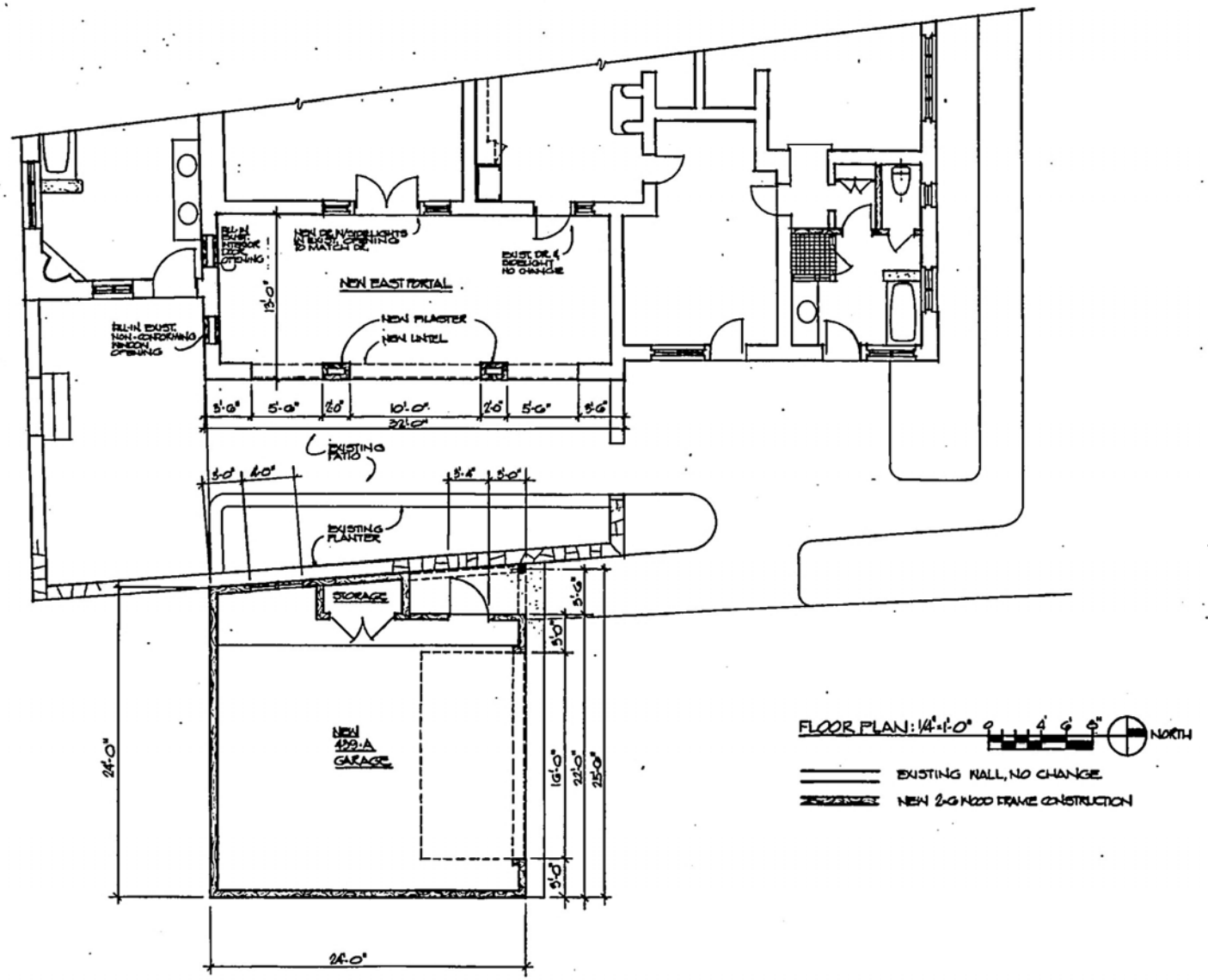
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, N.M.
459-A-B-C

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE
9-15-97

SHEET #
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1494 PASEO DE PERALTA SANTA FE, NM 87501

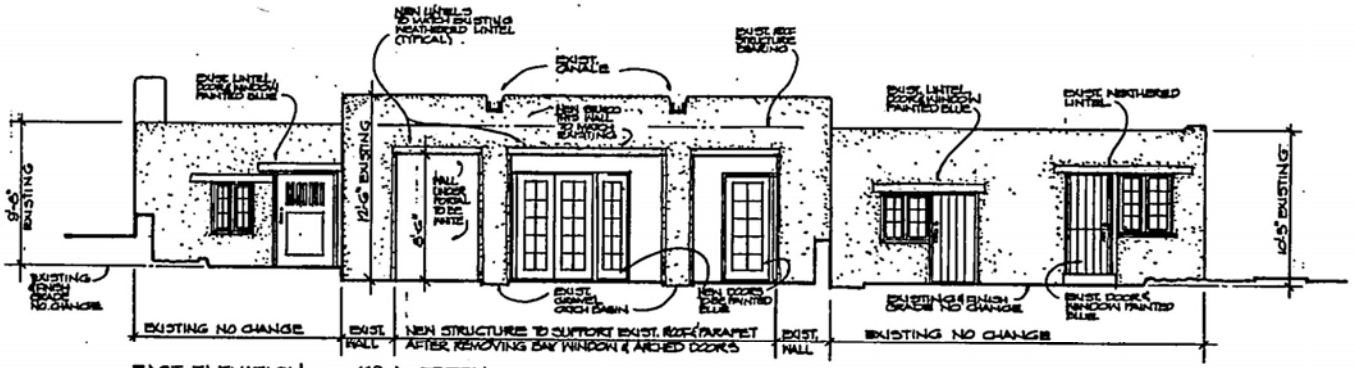
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
#429-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

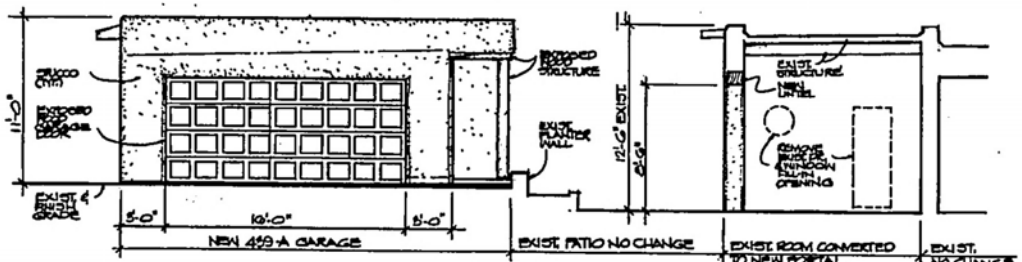
JOB #

DATE
9.15.97

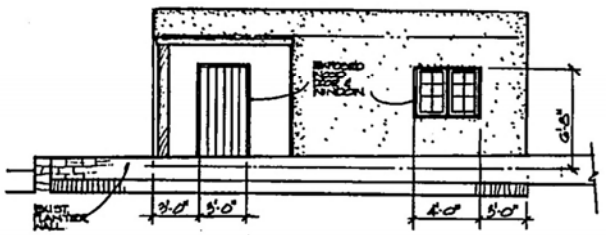
SHEET #
4



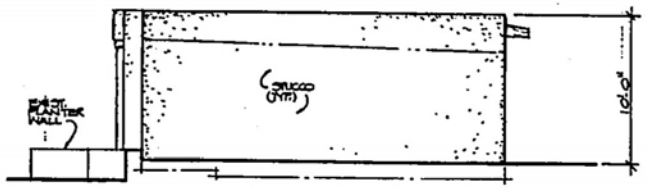
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE

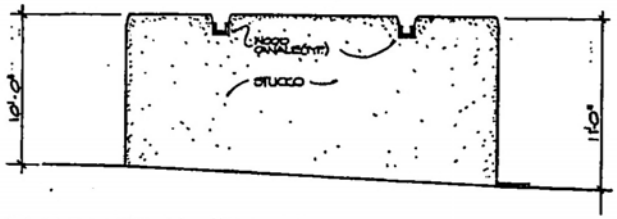


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN "10G

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, CEILING, BEAM & CANALES BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA, SANTA FE, NM. 87501
505 [illegible]-1905

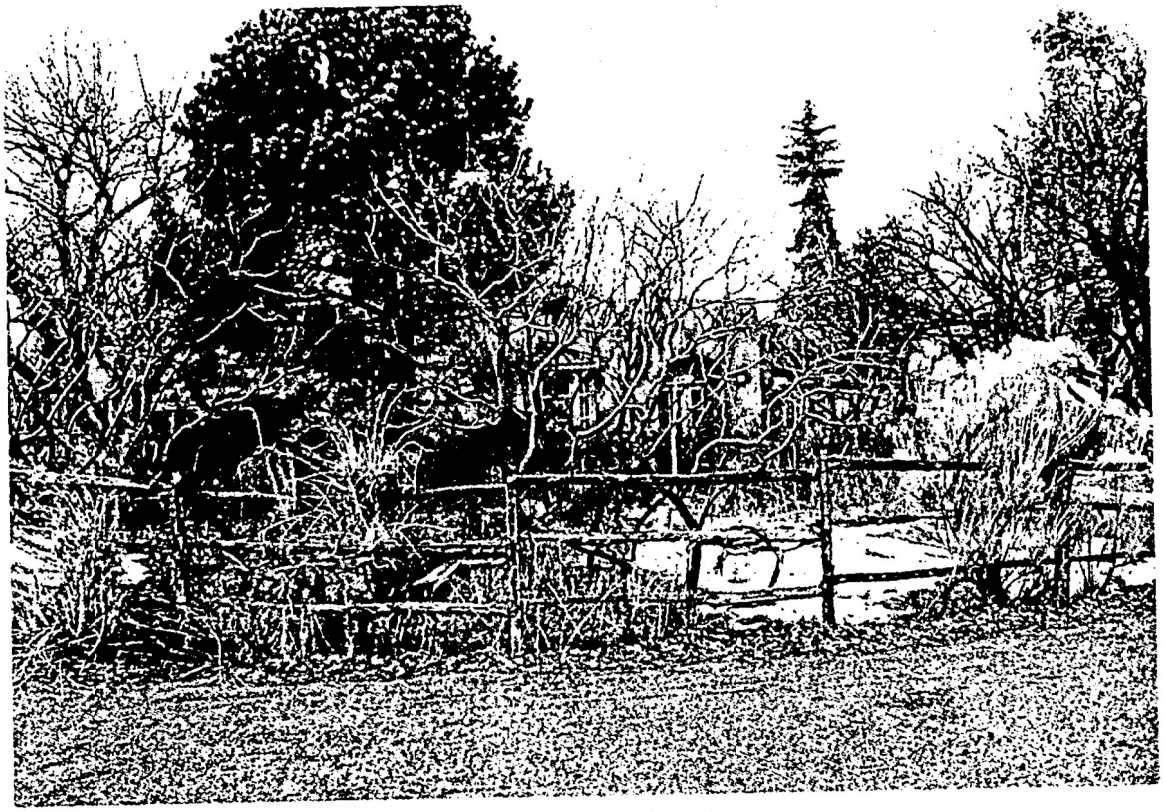
RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE
1/4"=1'-0"

JOB #

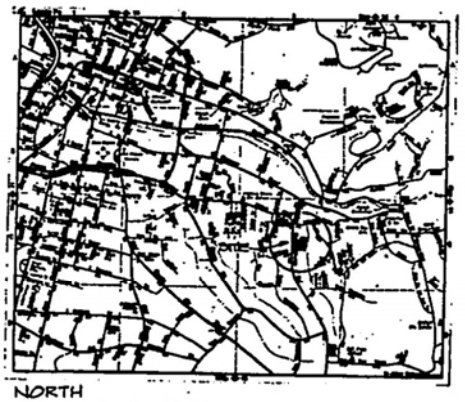
DATE
9-15-97

SHEET #
5

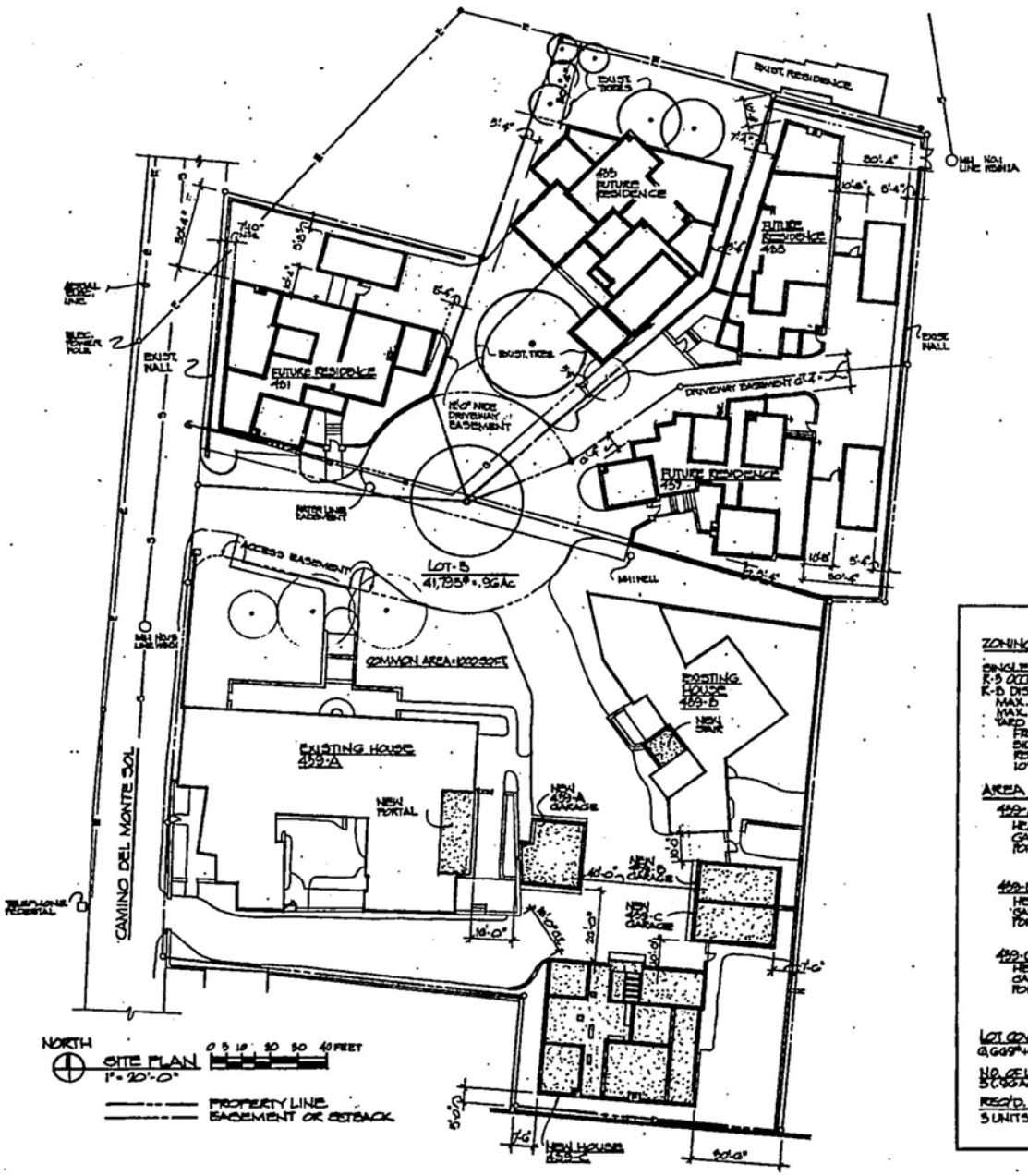


439-A Garage Site

H-97-132



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-B DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: GALLERY
HEATED & FINISHED: 5,736 SQ.FT.
GARAGE/STORAGE: 373
PORTAL: 560
6,669 SQ.FT.

439-B: HARVEY HOUSE
HEATED & FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

439-C: NEW UNIT
HEATED & FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 550
3,166 SQ.FT.

LOT COVERAGE:
6,669# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
3 UNITS × 250# = 750 SQ.FT. REQ'D.

STATE OF NEW MEXICO
MICHAEL P. BAUER
NO. 770
REGISTERED ARCHITECT

ARCHITECT:
MICHAEL P. BAUER & ASSOCIATES
434 PASEO DE PARAIDA SANTA FE, NM 87501
505-988-1985

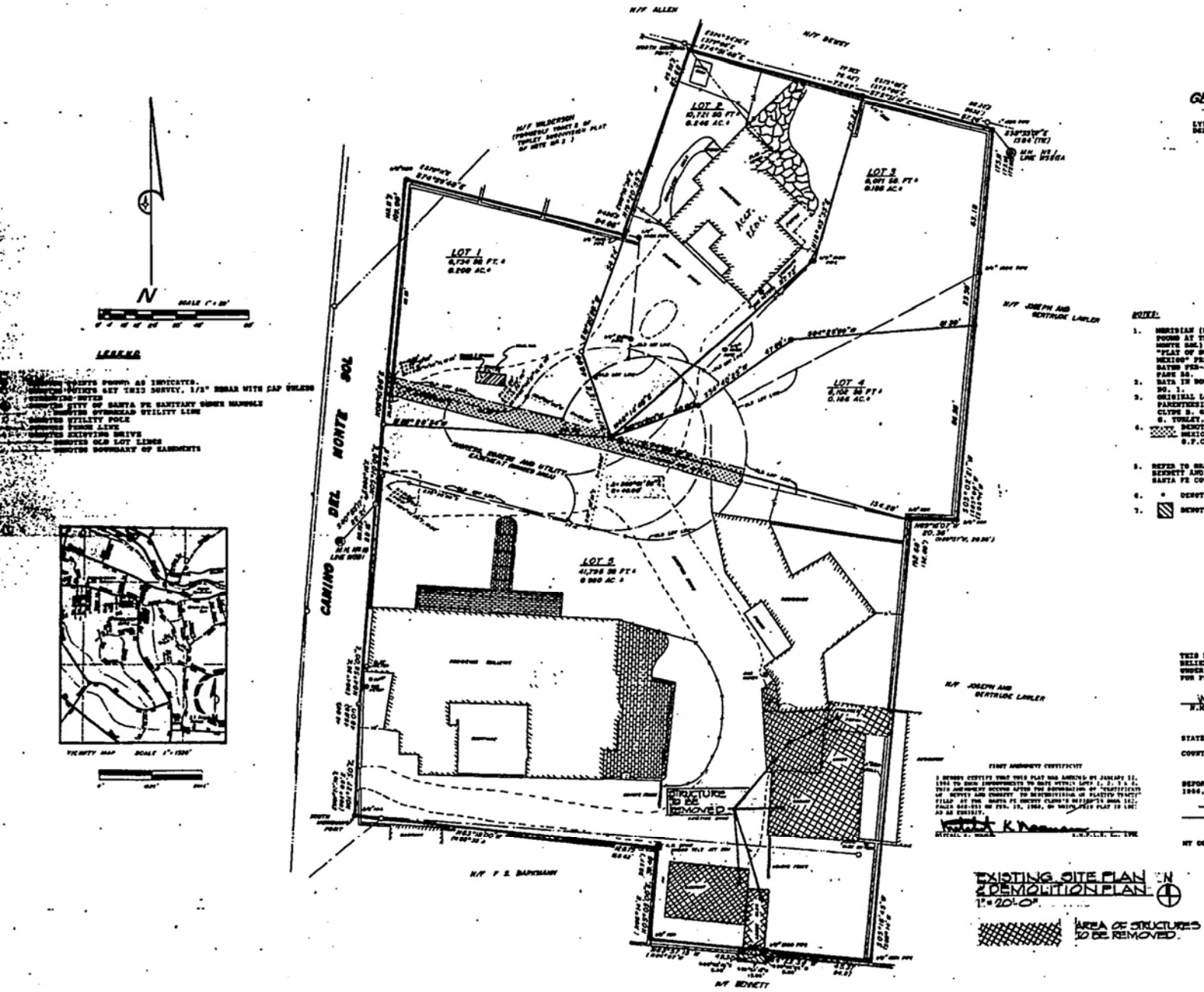
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A-B-C

SHEET TITLE
SITE PLAN: LOT-B
1" = 20'-0"

JOB#

DATE
9-18-97

SHEET#
1



REPLAT OF SURVEY FOR GERALD P AND KATHLEEN K. PETERS

LYING AND BEING SITUATE AT HOUSE NUMBERS 433 THROUGH 439 CAMINO DEL MONTE SOL, WARD NO. 1, SANTA FE, NEW MEXICO.
CONTAINING 1.777 AC. ±

NOTES:

1. MERIDIAN (N72°57'04"E) BASED ON CLOSING LINE BETWEEN POINTS FOUND AT THE SOUTHWEST CORNER OF THE PARCEL (ON CAMINO DEL MONTE SOL) AND THE NORTHWEST CORNER OF LOT 2 AND PLAT TITLED "PLAT OF SURVEY FOR DAVID GARTNER WARD NO. 1, SANTA FE, NEW MEXICO" PREPARED BY GEORGE RIVERA, N.M.P.L.S. NO. 3149, DATED FEB-JUNE 1970 AND FILED AT THE S.F.C.C.N. BOOK 20, PAGE 58.
2. DATA IN DOUBLE PARENTHESIS (( )) TAKEN FROM PLAT OF NOTE NO. 1.
3. ORIGINAL LOT LINES FOR TRACTS 1-3, AND PERIMETER DATA IN PARENTHESIS ( ) TAKEN FROM PLAT TITLED "LANDS SURVEYED FOR CLYDE B. GARTNER, WARD NO. 1 SANTA FE, NEW MEXICO" BY WALTER G. TURLEY, DATED JUNE 12, 1950, SURVEY NUMBER 49676-B.
4. DENOTES WATERLINE EASEMENT TO PUBLIC SERVICE CO. OF NEW MEXICO, DATED AUGUST 3, 1950 AND FILED AT THE S.F.C.C.N. JULY 28, 1951, BOOK 63, PAGE 168.
5. REFER TO GRANT OF EASEMENT BY AND BETWEEN MARY ELIZABETH BENNETT AND GERALD P. AND KATHLEEN K. PETERS, FILED IN THE SANTA FE COUNTY CLERK'S OFFIVE IN BOOK 603, PAGE 301-306
6. * DENOTES CALCULATED POINT.
7. DENOTES EASEMENT AREA.

CERTIFICATE

I HEREBY CERTIFY TO GERALD P. AND KATHLEEN K. PETERS THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON 6/15/87 AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

Mitchell K. Noonan
N.M.P.L.S. NO. 6998 MITCHEL K. NOONAN

STATE OF NEW MEXICO }
} S.S.
COUNTY OF SANTA FE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF July, 1986, BY MITCHEL K. NOONAN.

E. Gabriel E. Hassen
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 12, 1989

FIRST AMENDMENT CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON JANUARY 12, 1994 TO SHOW IMPROVEMENTS TO MAKE WITHIN LOTS 1, 2, 3 & 4, THIS AMENDMENT SECURE AFTER THE DECLARATION OF "CERTIFICATE OF SURVEY AND CONSENT TO DESCRIPTION OF PLATTED TRACTS" FILED AT THE SANTA FE COUNTY CLERK'S OFFICE IN BOOK 102, PAGES 048-051 ON FEB. 19, 1988, ON WHICH THIS PLAT IS LIST AS AN EXHIBIT.

Mitchell K. Noonan
MITCHEL K. NOONAN N.M.P.L.S. NO. 6998

EXISTING SITE PLAN & DEMOLITION PLAN
1" = 20'-0"

AREA OF STRUCTURES TO BE REMOVED.

SOUTHWEST MOUNTAIN SURVEYS

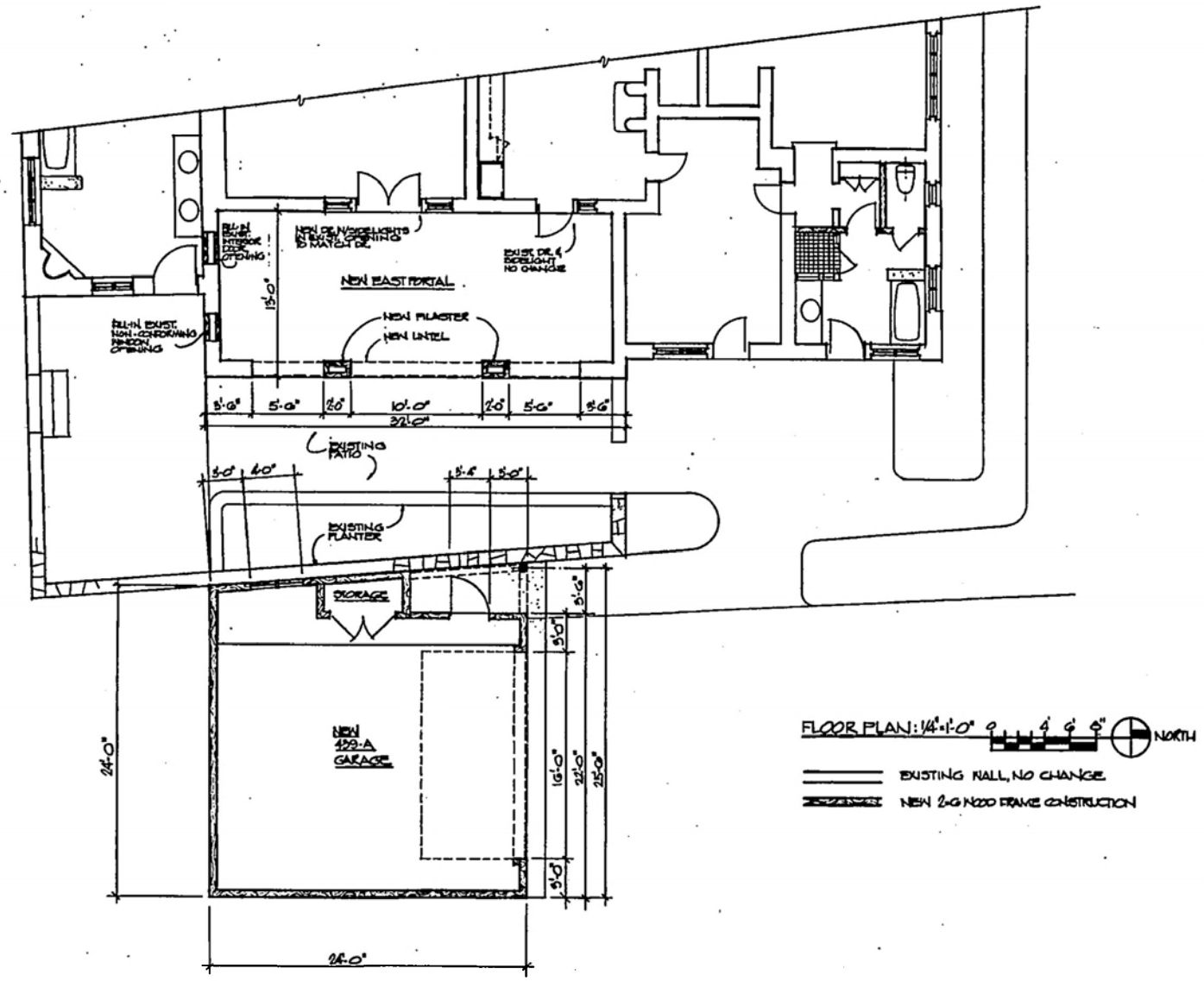
ARCHITECT: MARY ALICE COMPOLO
439-A-B-C

SHEET TITLE: EXISTING SITE PLAN & DEMOLITION PLAN

JOB#

DATE 9-18-97

SHEET # 2



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

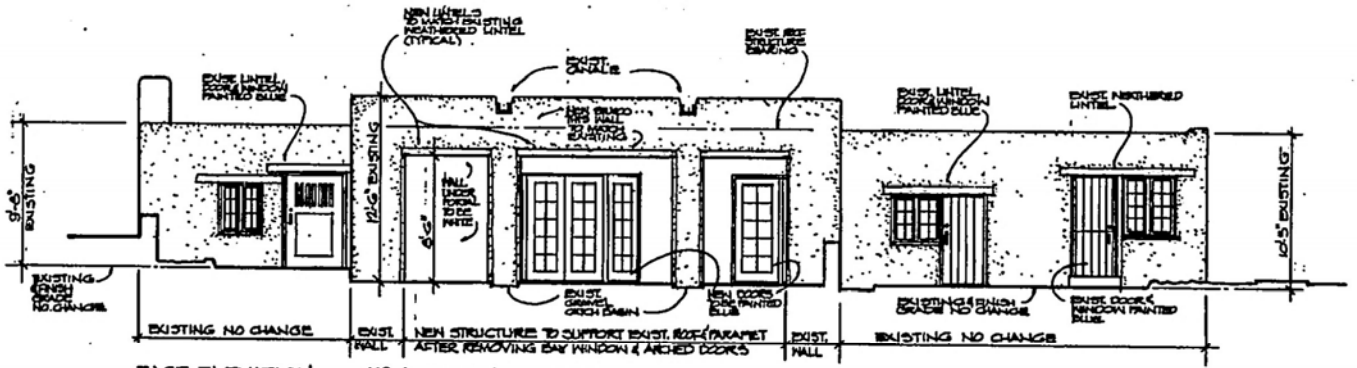
MARY AUSTIN COMPOUND
429-A

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

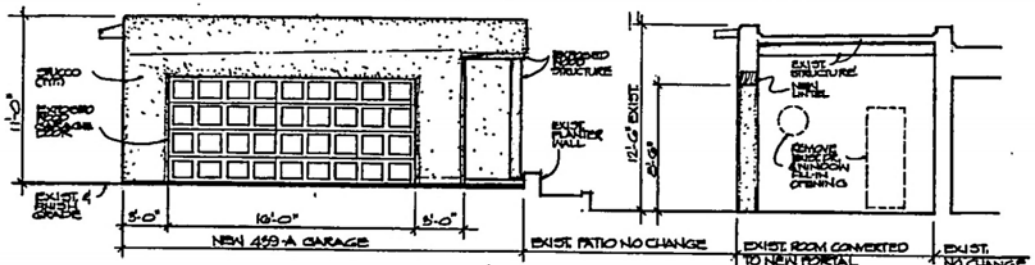
JOB#

DATE
8-16-97

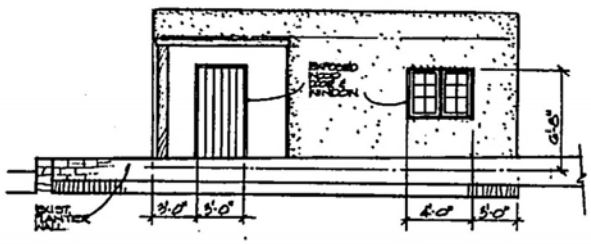
SHEET#
4



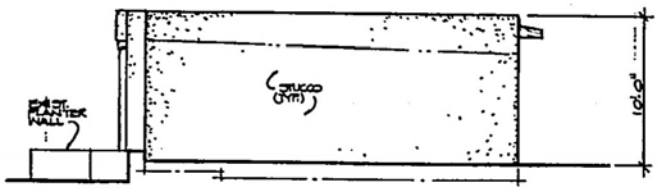
EAST ELEVATION OF 459-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 459-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 459-A GARAGE



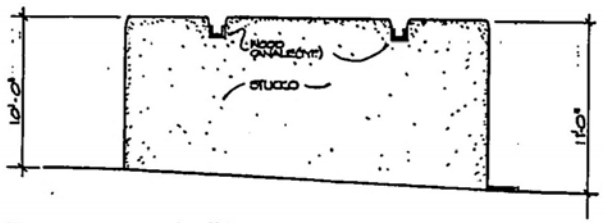
SOUTH ELEVATION 459-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN "106

EXTERIOR WOOD:

WINDOW, DOOR, GARAGE DOOR: "SHERWIN WILLIAMS" GATE HOUSE STAIN. ALL EXPOSED WOOD STRUCTURE, GLULAM BEAM & CANALES &
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 459-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1451 PASEO DE PERALTA, SANTA FE, NM. 87501

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.

SHEET TITLE
EXTERIOR ELEV. OF NEW PORTAL AND

JOB#

DATE
3-15-97

SHEET#
5



439-A Garage Site

H-97-132

RECEIVED
[illegible] 8 1997
10:20 a.m.

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: GARAGE FOR 439-A

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes(X) No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 11'-0" MAX.

Have you met with the appropriate zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97

If you have not met with zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

Michael F. Bauer 9-15-97

Signature of Applicant or Owner Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
Project number . . . : 97- 10100192
Case Number . . . . . : H-97-171
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen — 825 El Caminito
Santa Fe, NM 87501 — (505) 9888961

AP- Bauer, Michael — 1424 Paseo De Peralta
Santa Fe, NM 87501 — (505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : REM. OF B WINDOW & REST. PORTAL ON E ELE
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AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	Y
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN HOUSE
HISTORIC DIST SURVEY NUMBER	7270
AGE OF STRUCTURE	1925
PROJECT TYPE (NEW, ADD, ETC.)	PORTAL
USE, EXISTING	COMMERCIAL
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-171 ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
_x_ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design, preservation, and height have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the following renovation treatments: the removal of bay windows and French doors on the east elevation thereby creating a portal and restoring the historic profile of that elevation, the insertion of French doors beneath the proposed portal, and the construction of a dividing courtyard wall at the same height as the existing walls at the rear (south) of the building.

As noted on the New Mexico Building Inventory Form, the east elevation has been altered. The proposed work will not involve the removal of any historic fabric or character; therefore, the historic status will be retained (Section 14-70.73A1 SFCC 1987). The proposed portal structure will return the building to its original footprint on that elevation. The proposed yard wall is within the 6-foot height allowed per Section 14-70.20B2c SFCC 1987.

b:sr\hp\97171.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1991

IDENTIFICATION

ADDRESS: 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER: 05160000123

BUILDING NAME: Mary Austin House / Gerald Peters Gallery

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☐ SEC 30 NW 1/4 SW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

____ ESTIMATE 1925 ACTUAL

SOURCE(S) Santa Fe New Mexican 6/26/1940

BUILDING DATA

ARCHITECTURAL STYLE: Spanish-Pueblo Revival

USE:

HISTORIC: (residential)

OTHER ____

PRESENT: residential

OTHER commercial - art gallery

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

___ SIMILAR X NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? offices/storage and storage shed

IF INVENTORIED, LIST ID NUMBER(S)

05160000123.1

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: small addition on west, bay on east

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

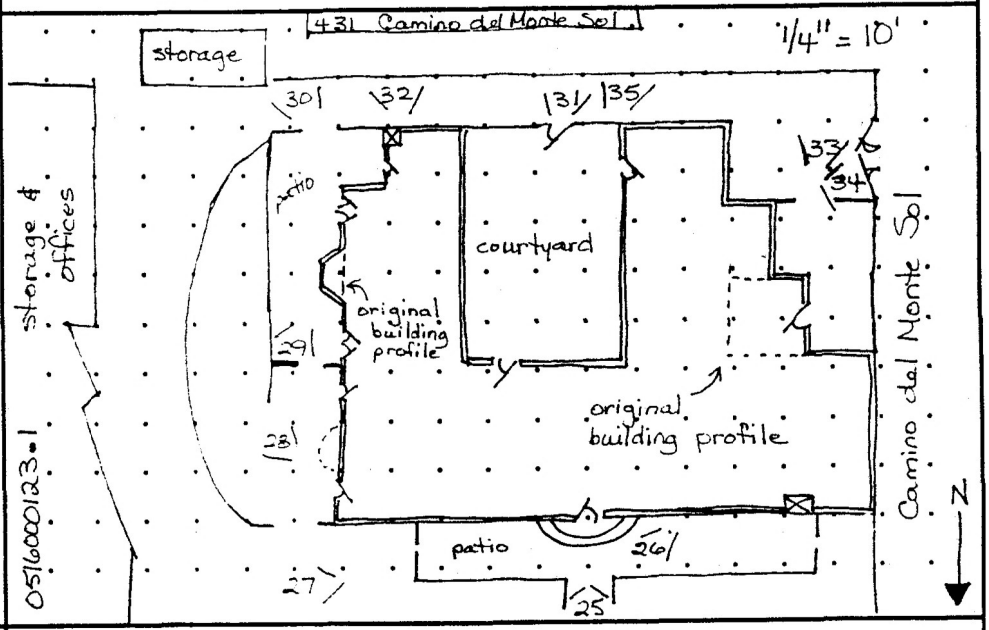
___ YES X NO

PHOTO



#25 main entrance, north

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE CONTRIBUTING

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 8/91 BY DB

NEGATIVES WITH NMHPD ROLL # 8 NEG # 25 TO 35

ARCHITECTURAL AND LANDSCAPE FEATURES

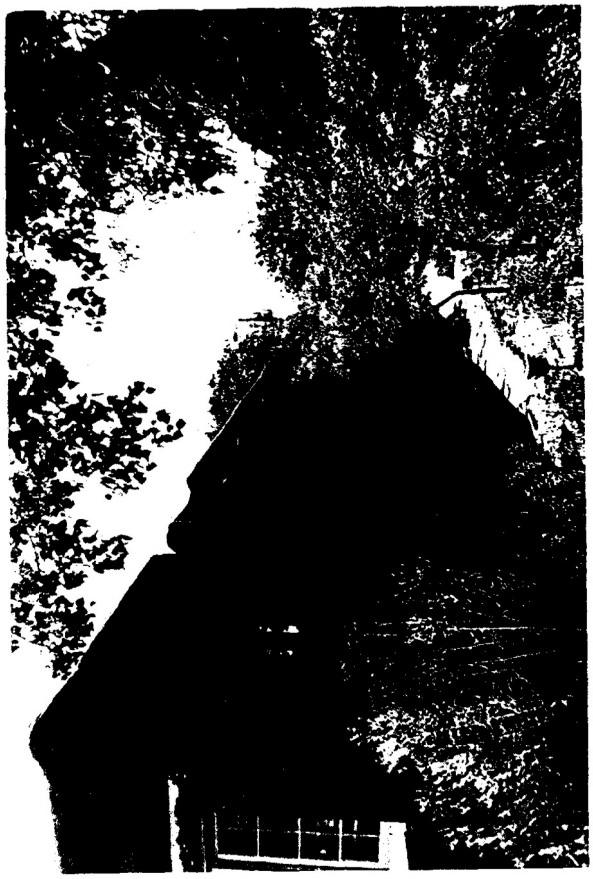
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	walls of addition on W and bay on E are wood
FOUNDATIONS	not visible	
DOORS	wood panel, french	
WINDOWS	4 6-lite wood csmts in groups of 2, 3, 4, and alone;	some 1X1 DHWs with wood reveals. Window to courtyard has large corbelled frame.
PORTALES		
CANALES	double-wide, wood lined with metal	
PORCHES	patios north, east, and southwest	
BALCONIES		
ROOFS	slightly stepped parapet; flat roof, lower on W	bay on E has corrugated metal roof
COURTYARDS	center south, grassed, surrounded by bldg and wall	
FENCES/WALLS	low stucco wall around entry patio, stone & stucco around yard	
ARCH. DETAILS	exposed lintels, wood sills, some projecting vigas	
OTHER	doors paired with windows as ½ sidelight on E	

COMMENTS interior has polished oak floors, probably new, but ceilings are plank or latillas over beams, vigas — appear original. Masonry fireplaces.

ADDITIONAL PHOTOGRAPHS



#26 partial north elevation



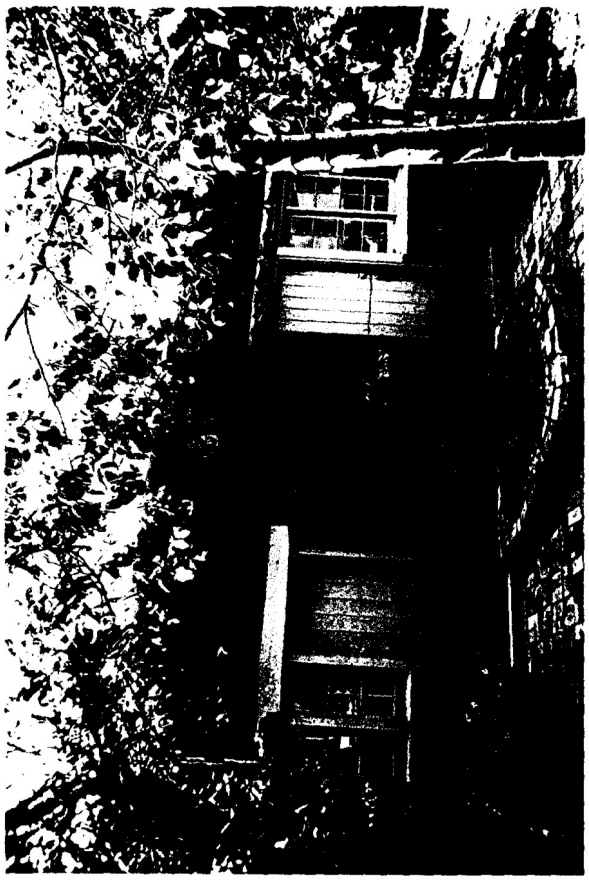
#27 from northeast

IDENTIFICATION

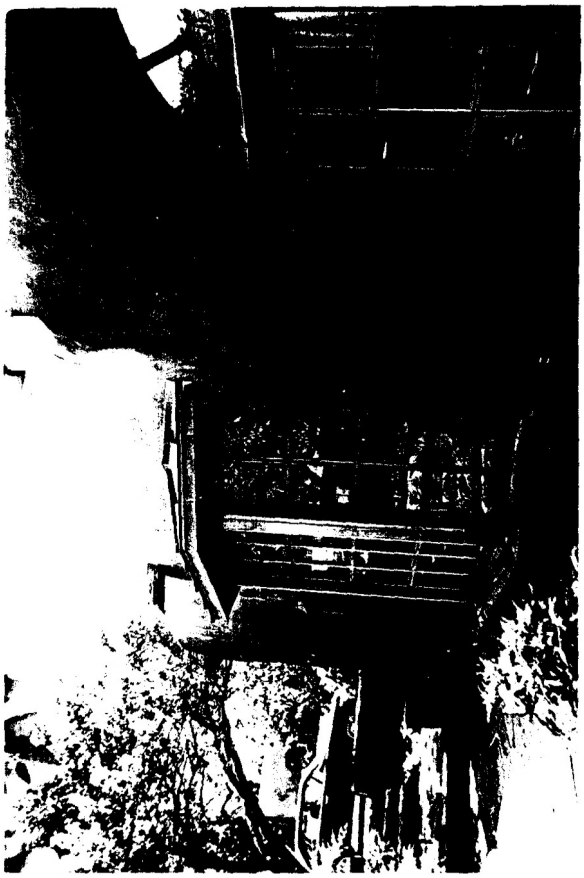
ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#28 partial east elevation (north)



#29 partial east elevation (south)



#30 from southeast

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

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER 051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#35 courtyard gate, south



#31 courtyard, south



#32 partial south elevation

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

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER
051600123

SURVEYED/RESEARCHED
DATE 8/91 BY DB



#33 from southwest



#34 partial west elevation

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

IDENTIFICATION

ADDRESS 439 Camino del Monte Sol
Camino del Monte Sol National Historic District

ID NUMBER
0516000123

SURVEYED/RESEARCHED
DATE 8/91 BY DB

House was built in 1925 by writer Mary Austin. (See article in SF New Mexican 6/26/1940 p.13.) Architect was John Gaw Meem. (See Bunting: John Gaw Meem.) Was Arsuna School of Fine Arts in 1940. Now the Gerald Peters Gallery.

Comparison of current building profile and materials indicates a small addition on the west, center, and of a bay window on the east near the rear (south).

Associated building to the east (0516000123.1) has been substantially altered. Survey in 1983 shows two separate buildings. 1985 survey plat shows them joined at corner. Now completely joined with small 2nd story addition.

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol, Unit 1 & 2

Dear Board Members and Staff:

The proposed project is to convert the existing Peters Gallery building (formerly known as the Mary Austin Residence) to a two unit condominium.

The major exterior modification is to change a recent addition on the east side of the house to a portal. This would be accomplished by removing the two arched doors and a bay window which would restore the house to its original profile.

The existing stucco color will be maintained. The new lintels at the portal will be old weathered beams to match the existing lintel on the northeast corner of the building. The new doors and sidelights will be placed in existing openings and painted blue to match the existing doors, windows and trim.

The other change is to construct a dividing yard wall in the South Courtyard at the same height as the existing wall.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

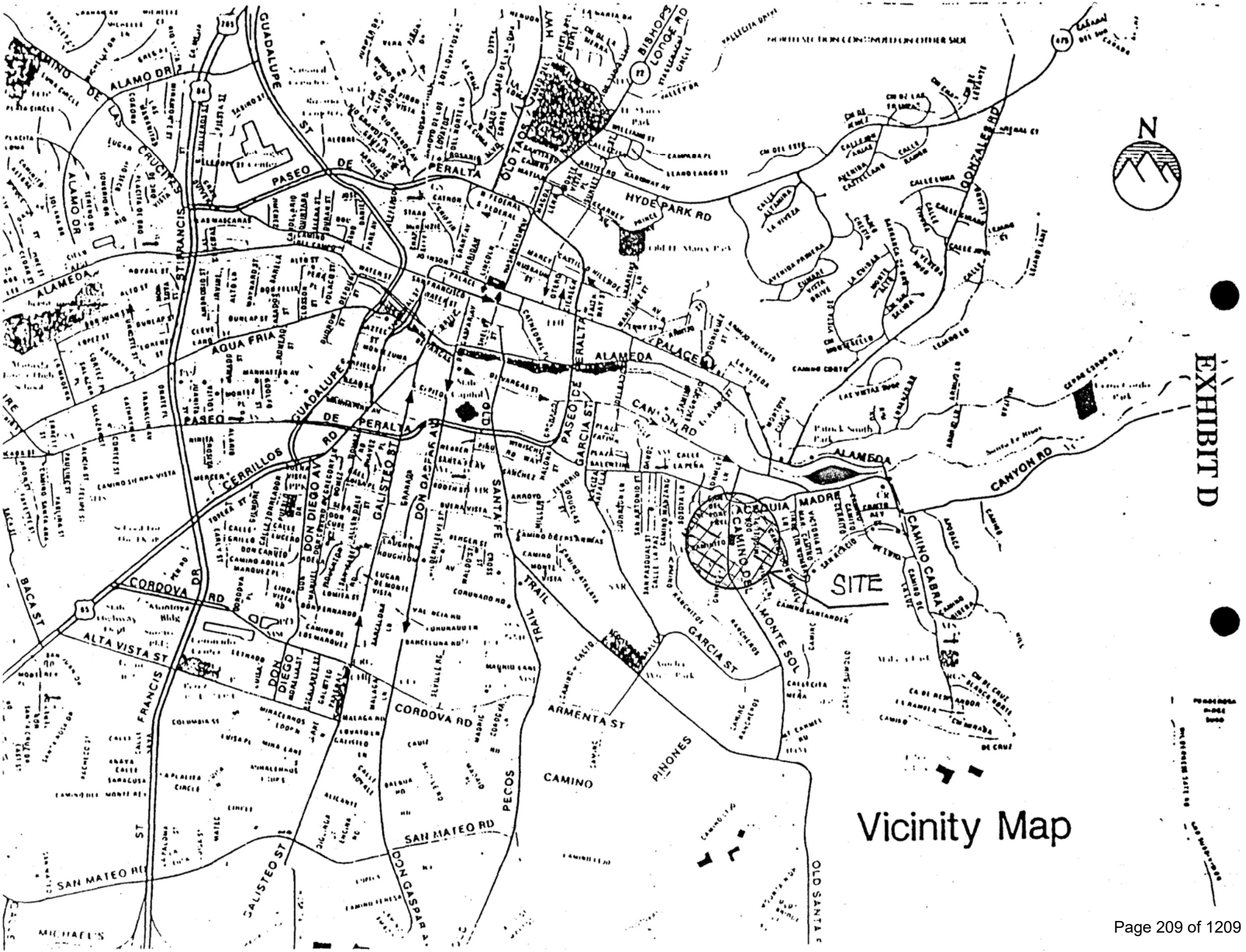
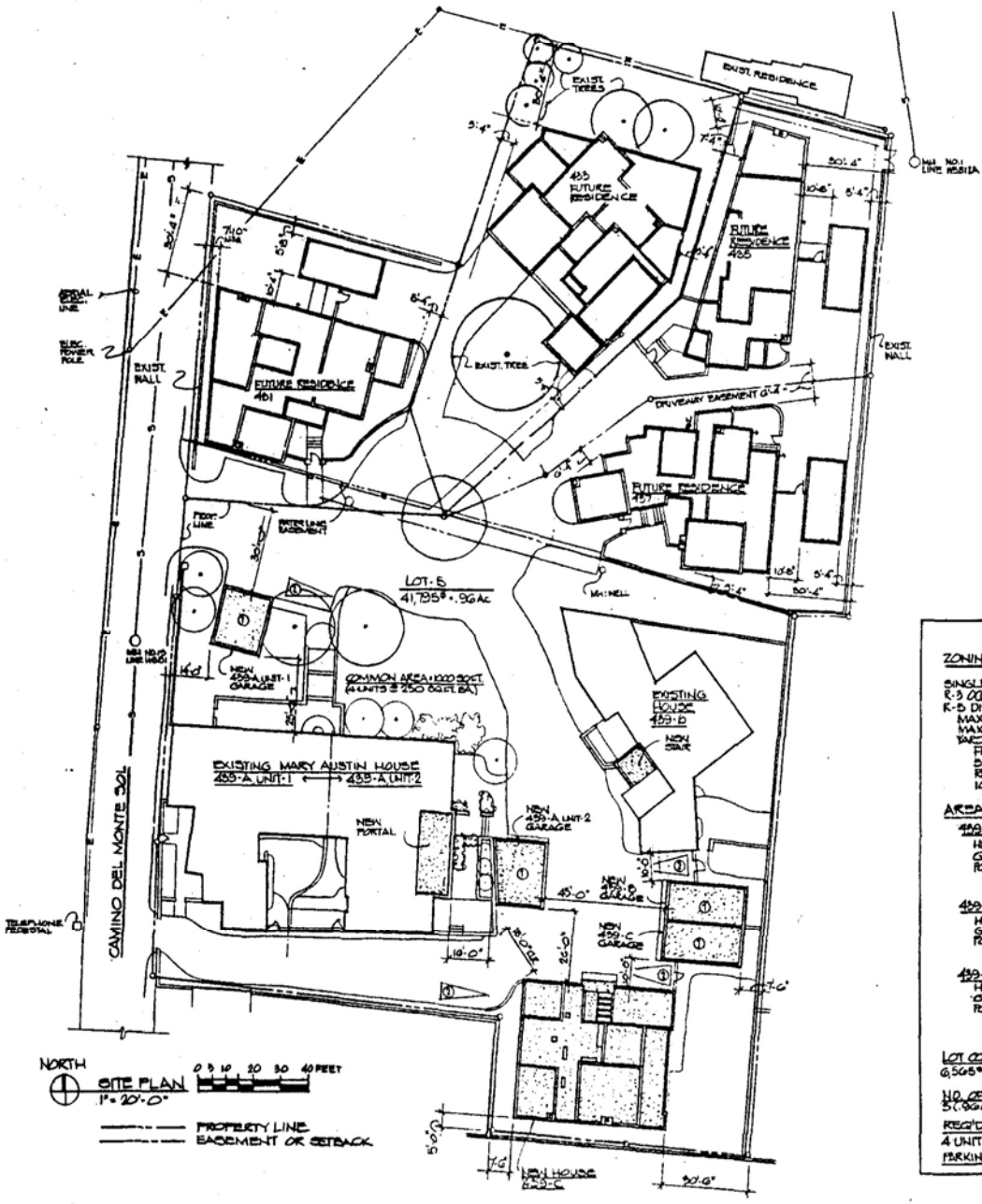


EXHIBIT D
SITE
Vicinity Map
N
ALAMEDA
PASEO DE PERALTA
CAMINO DEL MONTE SOL
CAMINO CABRA
CAMINO DE LAS CRUCES
ALAMO DR
GUADALUPE ST
ST FRANCIS
OLD TAOS TRAIL
BISHOPS LODGE RD
HYDE PARK RD
GONZALES RD
AQUA FRIA
CERRILLOS RD
CANYON RD
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
PASEO DE GARCIA ST
CORDOVA RD
ALTA VISTA ST
BACA ST
DON DIEGO
ARMENTA ST
GARCIA ST
PINONES
CAMINO
PECOS TRAIL
SAN MATEO RD
OLD SANTA F



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET

PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-5 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'0"
SIDE YARD: 5'0"
REAR YARD: 50'0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

455-A: MARY AUSTIN HOUSE: UNIT-1 / UNIT-2

	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577	2,801
GARAGE/STORAGE:	582	408
PORTAL:	-0-	400
	3,159	3,209

6,368

455-B: HARVEY HOUSE
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

459-C: NEW UNIT
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 300
PORTALS: 350
2,166 SQ.FT.

LOT COVERAGE:
6,368 + 3,411 + 3,166 / 41,795 = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS x 250 = 1,000 SQ.FT. REQ'D.
PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL FISHER & ASSOCIATES
SANTA FE, NM. 87501

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
471-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
6-11-87
11-3-87:
REVISED 439-A TO 2 UNITS

PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIUMS

SITE AND FLOOR PLAN
1/8"=1'-0"

NORTH

EXISTING WALL
NEW WALL

ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT

NO. OF UNITS ALLOWED: 5 UNITS PER AC
5(.96 AC) = 4.8 = 4 UNITS

MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BLDGS.
REQ'D. COMMON AREA = 4 (750 SF) = 1000 SF

OCCUPANCY: R-3
TYPE V-N CONSTRUCTION

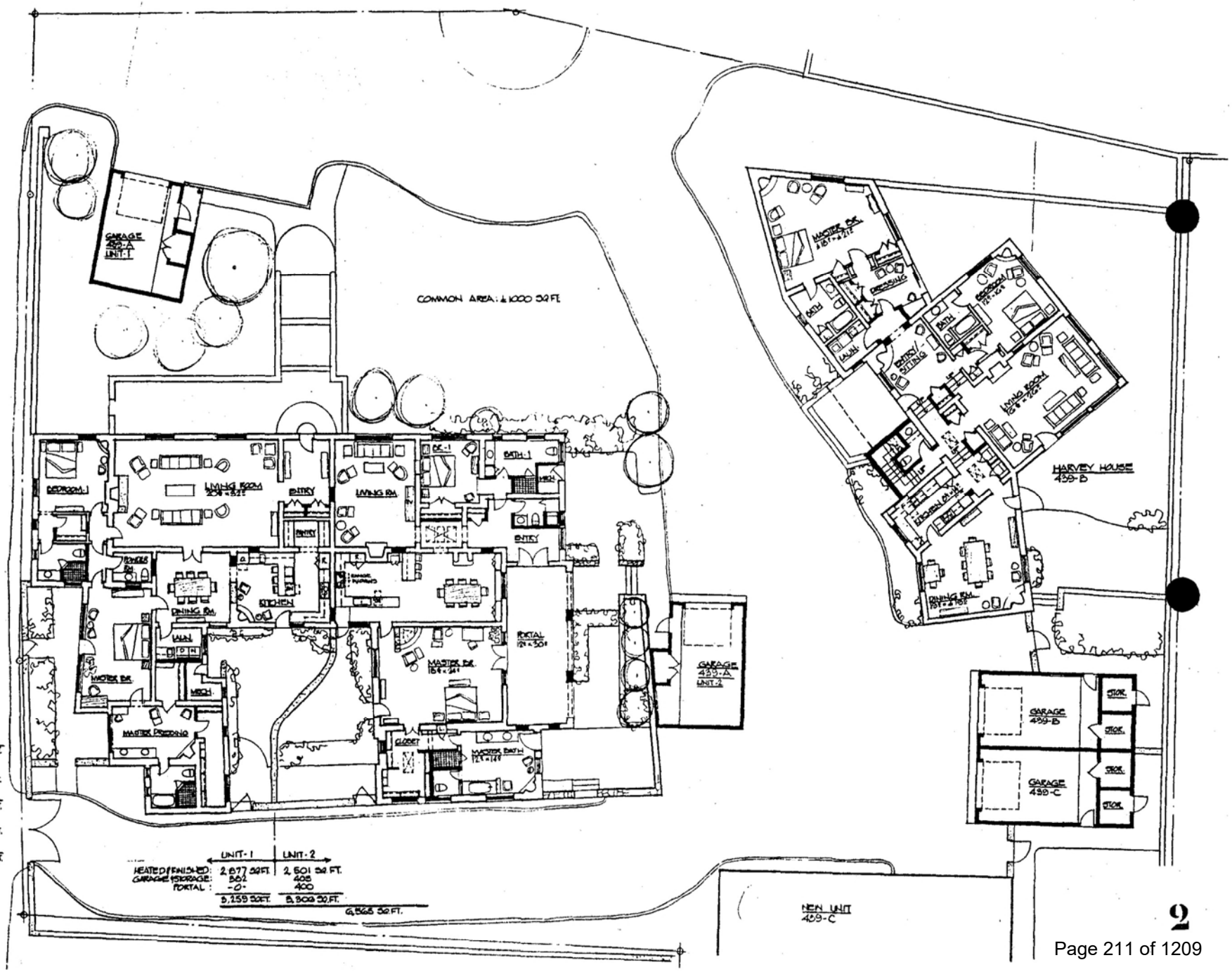
AREA TABULATION:

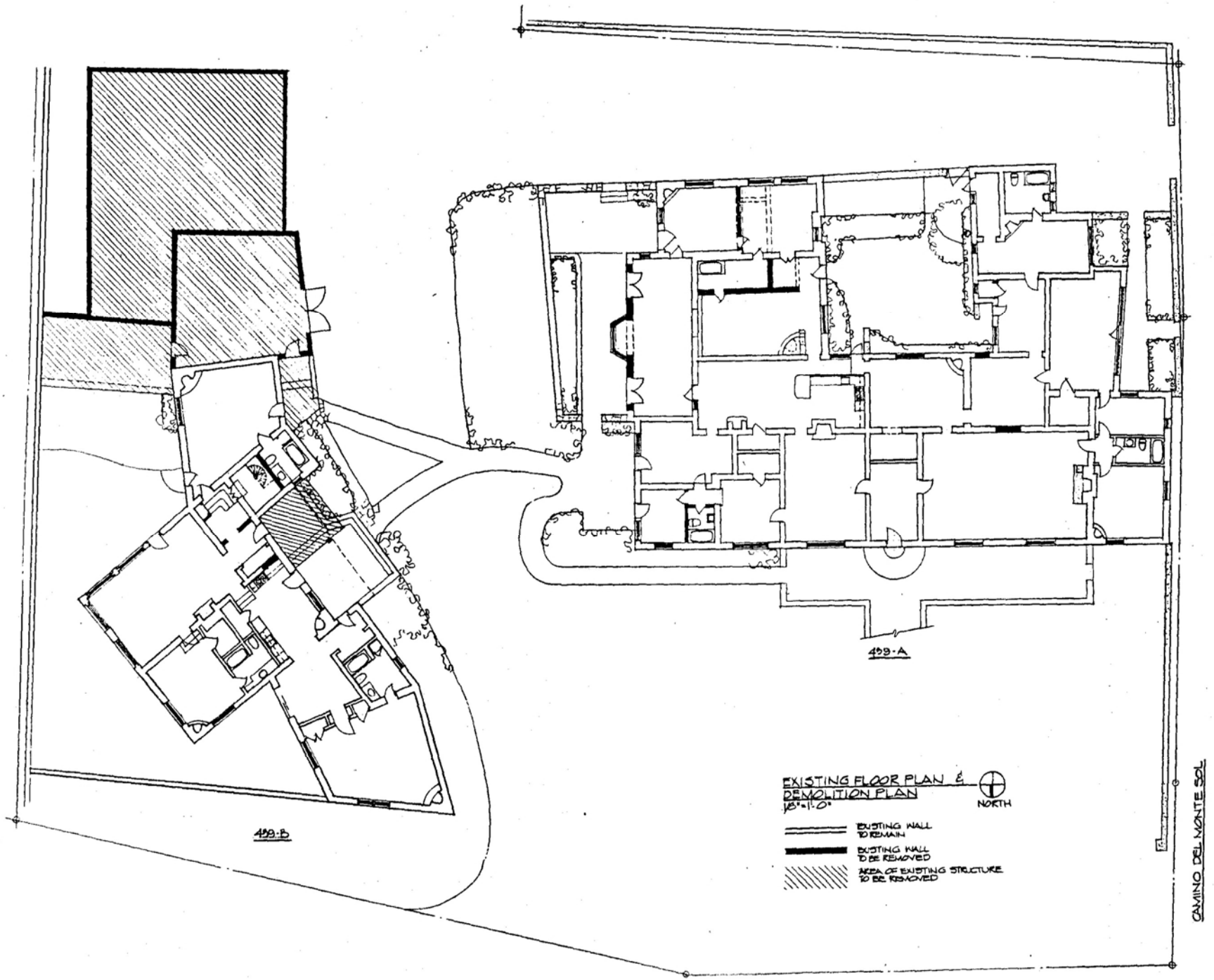
MARY AUSTIN HOUSE: 439-A
HEATED/FINISHED: 5,378 SQ.FT.
GARAGE/STORAGE: 787
PORTAL: 400
6,565 SQ.FT.

HARVEY HOUSE: 439-B
HEATED/FINISHED: 2,854 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

NEW UNIT: 439-C
HEATED/FINISHED: 2,316 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,565 + 3,411 + 3,166 / 41,785 = 32%





MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

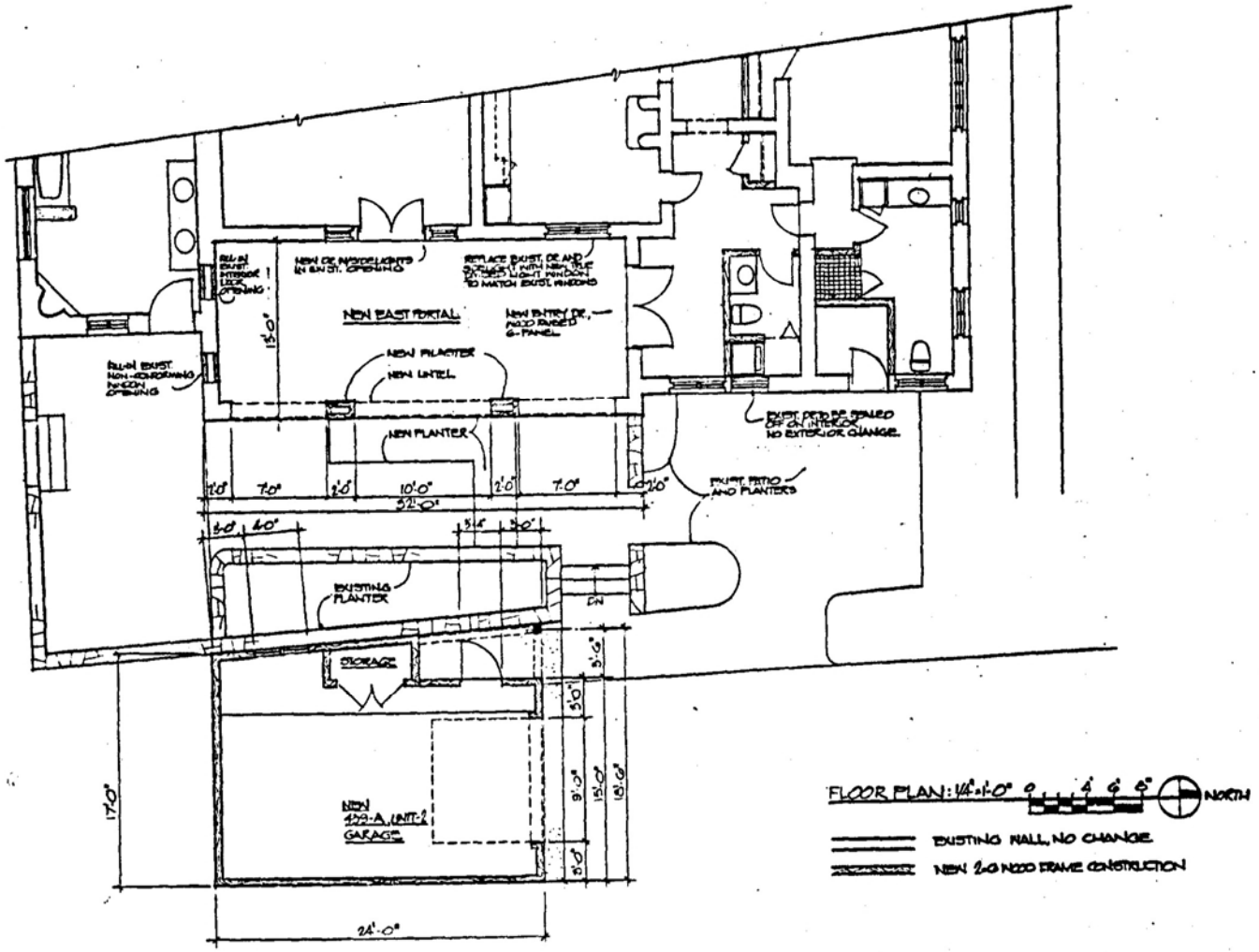
ARCHITECT
MICHAEL E. BAUER & ASSOCIATES
1424 PASEO DE SANTA FE, NM. 87501
[redacted]

SHEET TITLE
EXISTING FLOOR PLAN & DEMOLITION PLAN

JOB#

DATE 9-18-79
11-8-79

SHEET#
3



ARCHITECT MICHAEL BAUER & ASSOCIATES

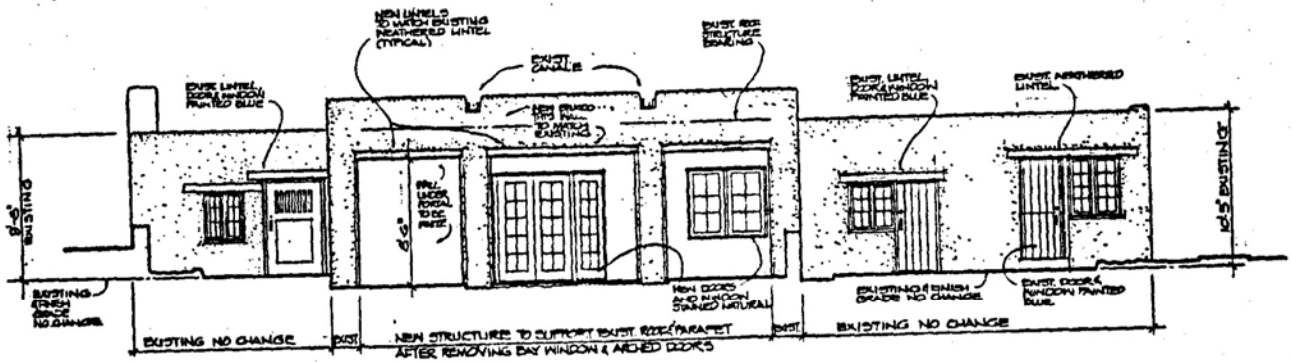
MARY AUSTIN COMPOUND
439-A UNIT-2

SHEET TITLE FLOOR PLAN
1/4"=1'-0"

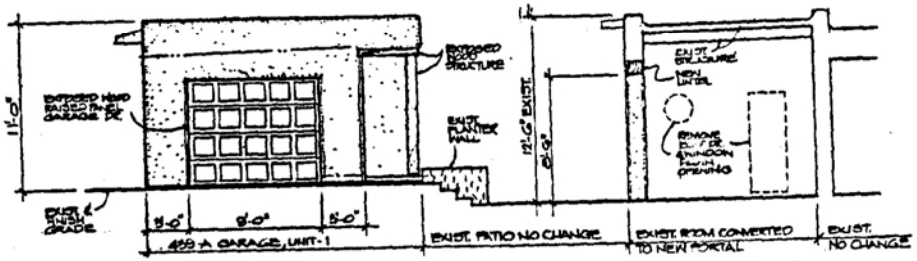
JOB#

DATE 3-10-97
11-3-97

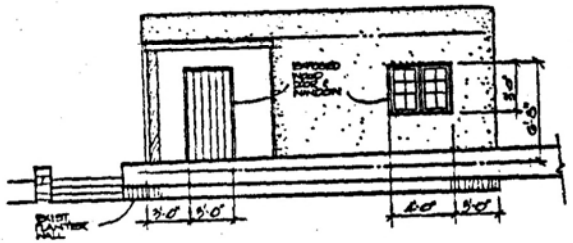
SHEET# 4



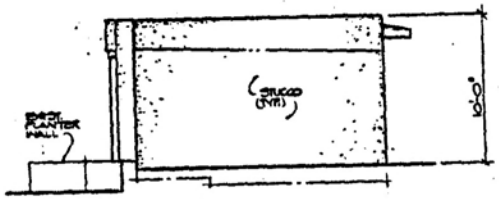
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

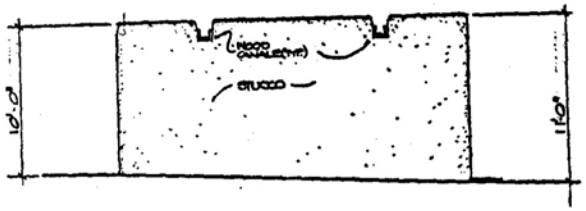


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GAVE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE &
"SHERWIN WILLIAMS" GAVE HOUSE STAIN, TEMPERED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CANTA SANTA FE, NM. 87501
[illegible]

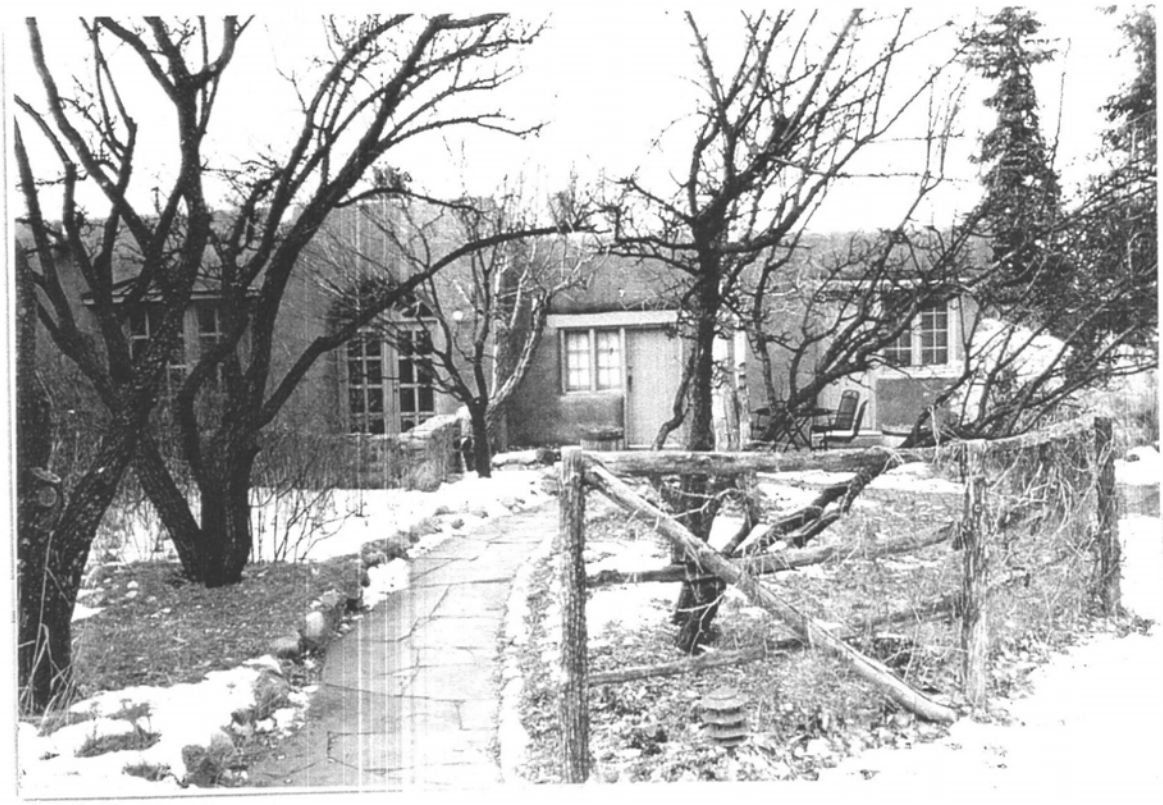
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

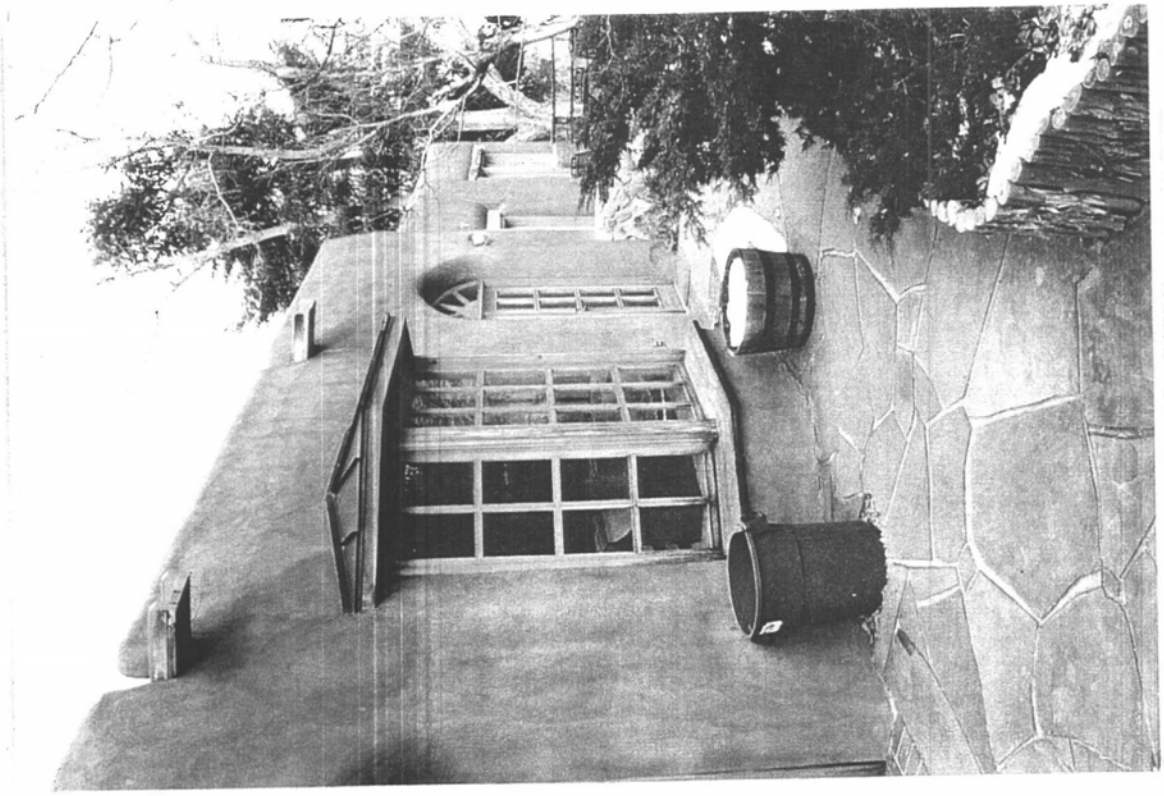
JOB#

DATE 5-18-97
11-5-97

SHEET#
5



439-A, UNIT 2
BAY WINDOW & FRENCH DOORS TO BE REMOVED
FOR NEW EAST PORTAL

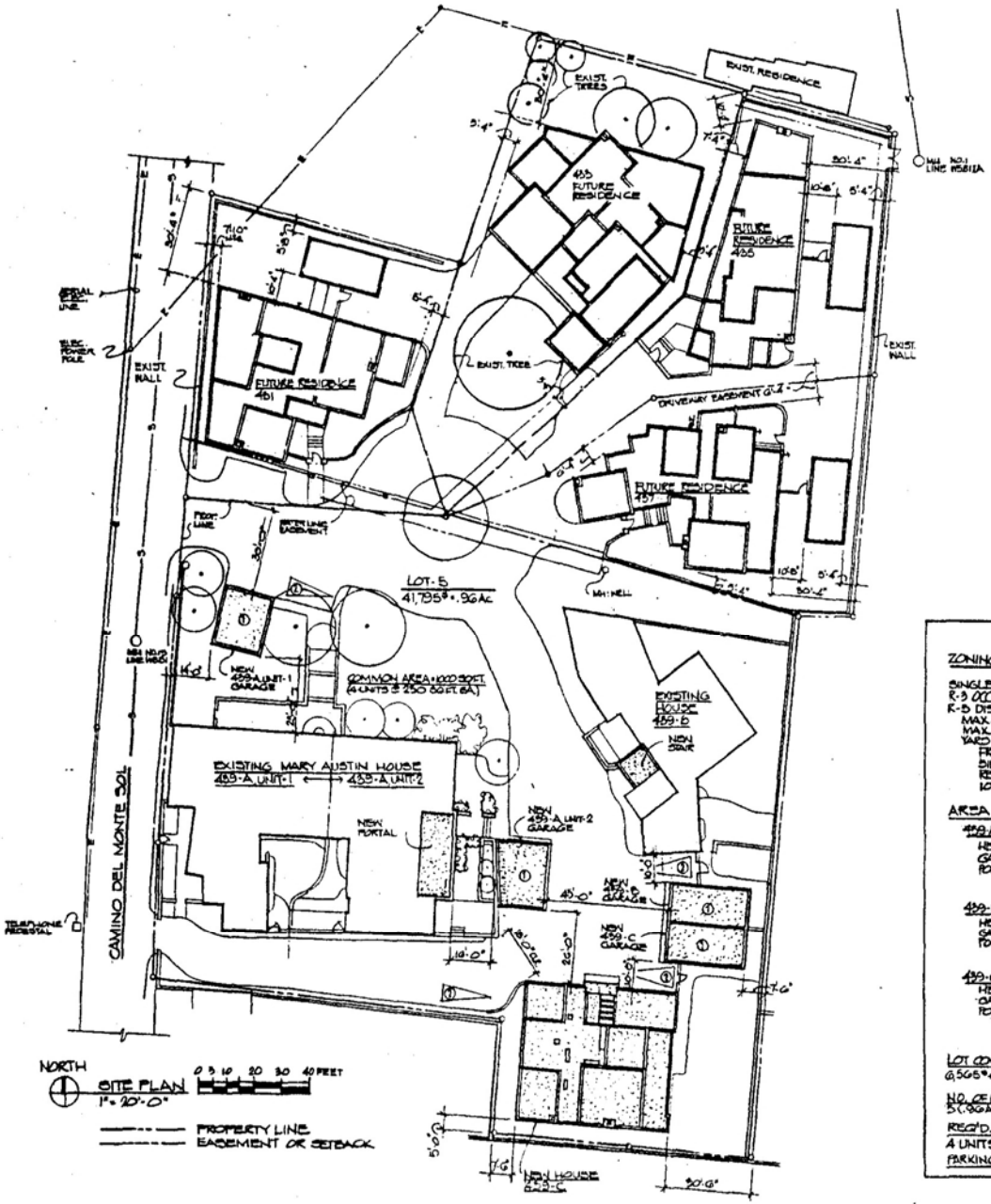




SOUTH COURTYARD: NEW WALL BETWEEN UNITS, HT. TO MATCH EXISTING.



NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET
PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	405
PORTAL:	-0-	400
	3,259	3,306#
		6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.
PARKING: 2 SPACES PER UNIT.

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

DATE 9-18-87
11-5-97

SHEET#
1

MICHAEL BAUER & ASSOC.
SANTA FE, NEW MEXICO
5-11-97
11-5-97:
REVISED 439-A TO 2-UNITS

PROPOSED DEVELOPMENT OF:
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO

LOT-5 CONDOMINIUMS

SITE AND FLOOR PLAN
1/8"=1'-0"

NORTH

EXISTING WALL
NEW WALL

ZONING REQUIREMENTS:
R-5 DISTRICT; HISTORICAL DISTRICT
NO. OF UNITS ALLOWED: 5 UNITS PER AC.
5(.96AC) = 4.8 = 4 UNITS
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 50'-0"
10'-0" BETWEEN ADJACENT BLDGS.
REQ'D. COMMON AREA = 4 (750') = 1000 SF

OCCUPANCY: R-3
TYPE V-N CONSTRUCTION

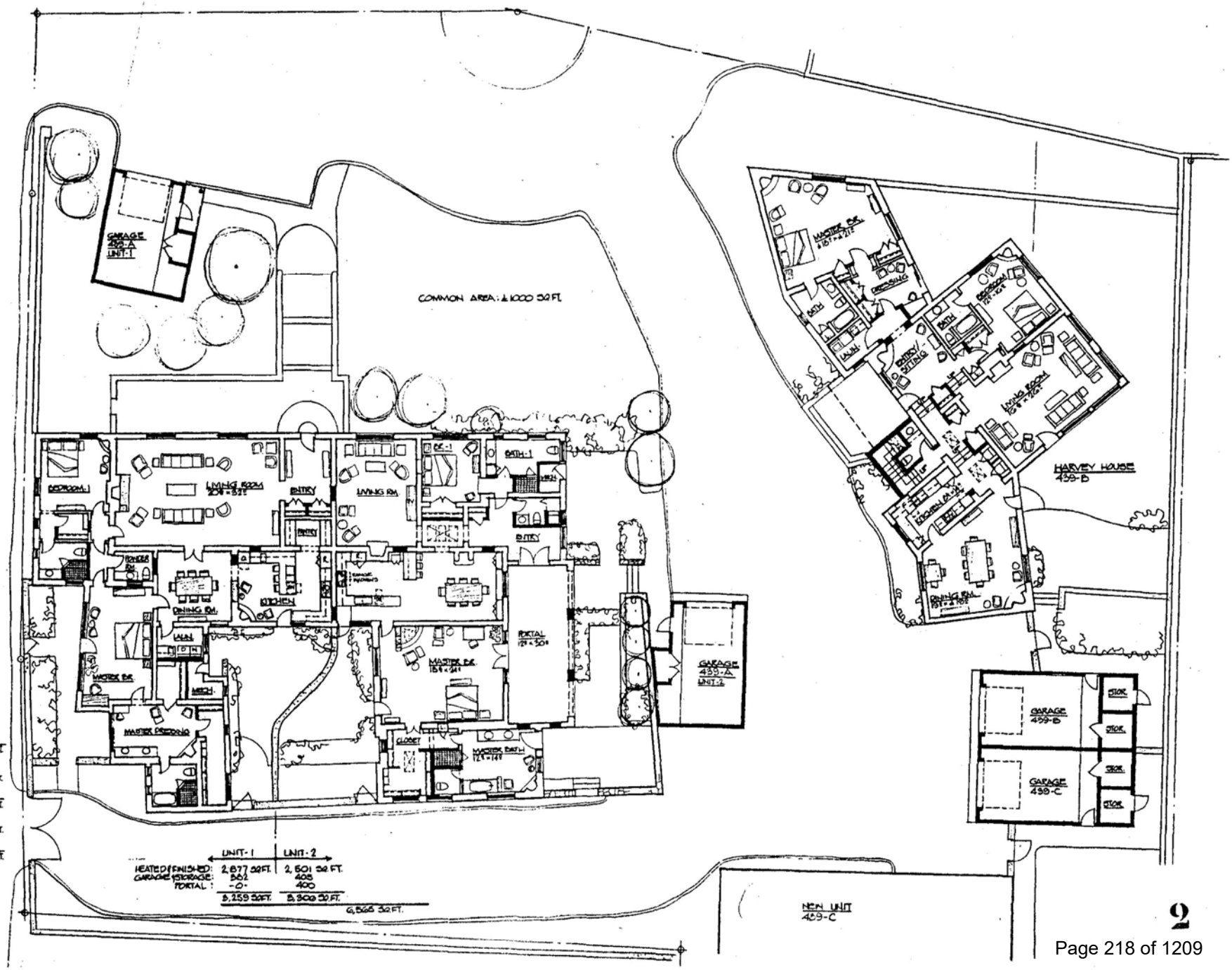
AREA TABULATION:

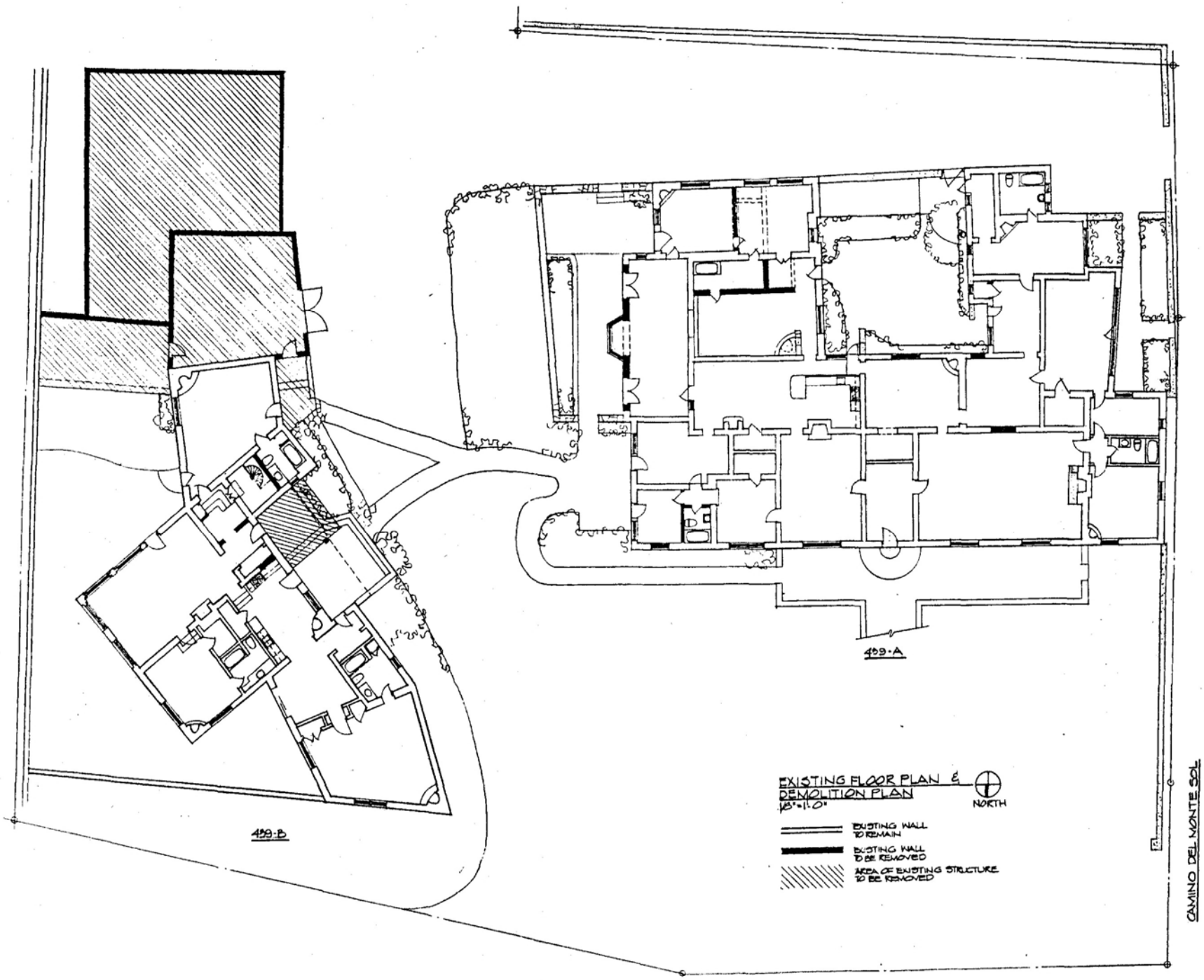
MARY AUSTIN HOUSE: 439-A
HEATED/FINISHED: 5,370 SQ.FT.
GARAGE/STORAGE: 787
PORTAL: 400
6,565 SQ.FT.

HARVEY HOUSE: 439-B
HEATED/FINISHED: 2,654 SQ.FT.
GARAGE/STORAGE: 440
PORTAL: 117
3,411 SQ.FT.

NEW UNIT: 439-C
HEATED/FINISHED: 2,816 SQ.FT.
GARAGE/STORAGE: 500
PORTALS: 350
3,166 SQ.FT.

LOT COVERAGE:
6,565' + 3,411' + 3,166'/41,786' = 32%





ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 ENCINO DE BARANTA, SANTA FE, NM. 87501
505-988-1905

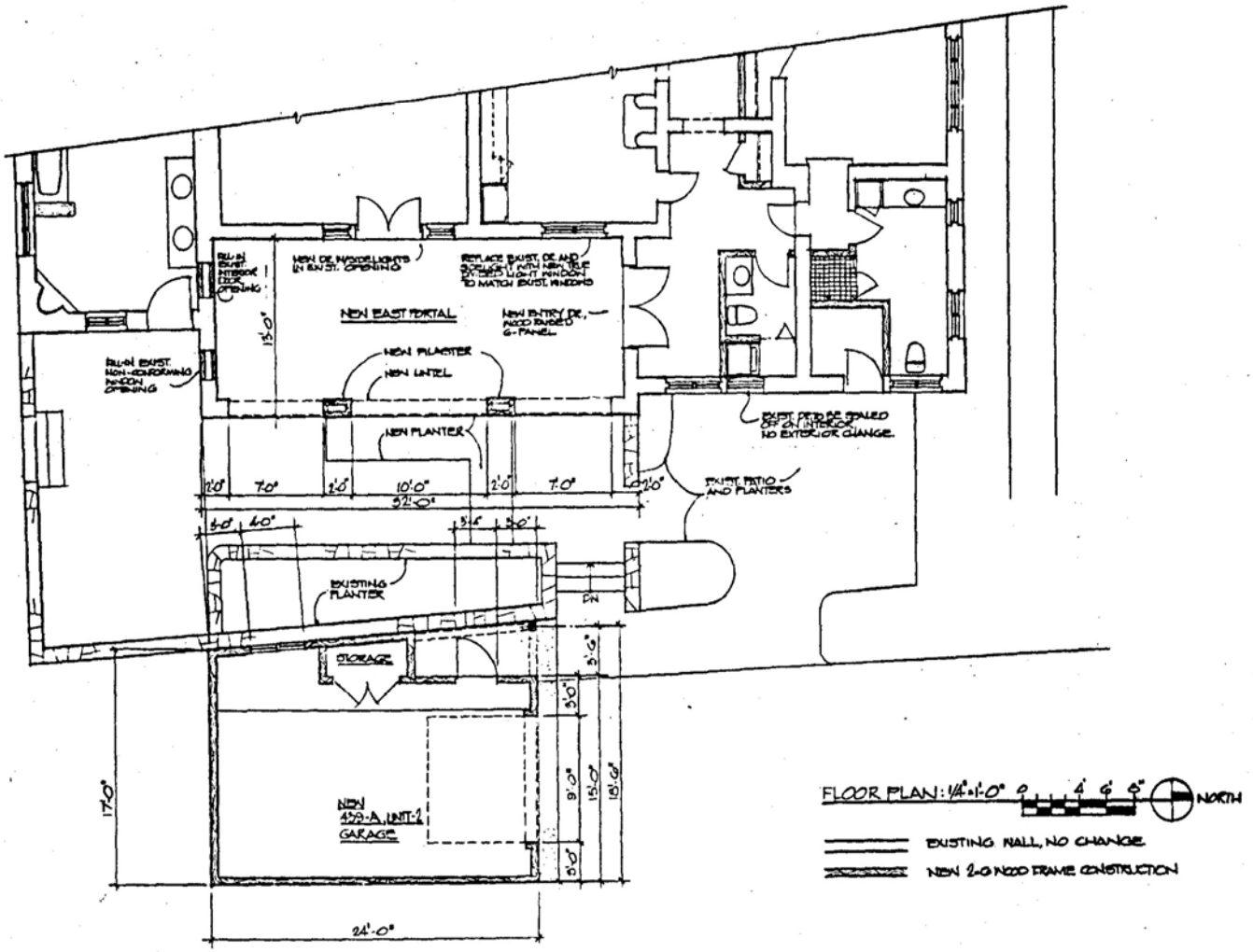
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
EXISTING FLOOR PLAN
& DEMOLITION PLAN

JOB#

DATE 9-18-79
11-8-79

SHEET#
5



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM 87501
546-1980-1903

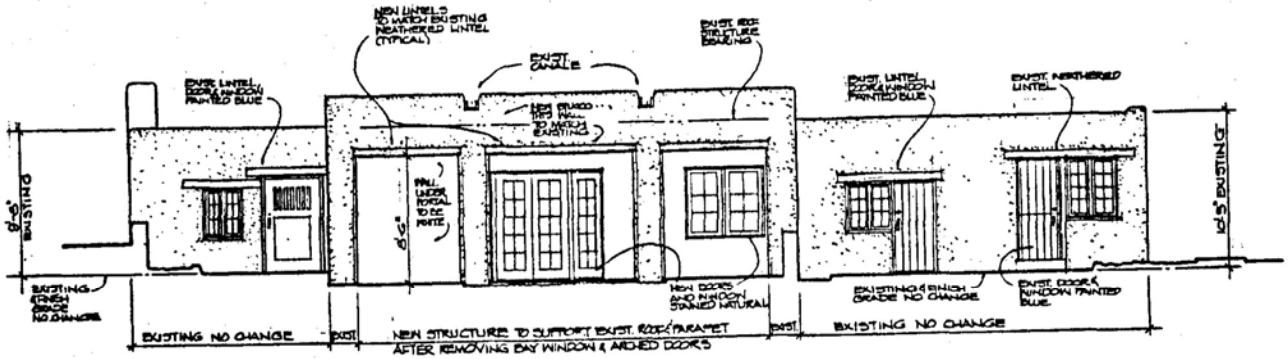
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

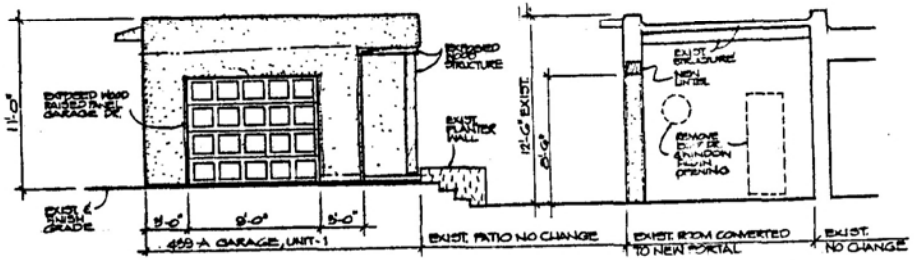
JOB#

DATE 9-18-97
11-5-97

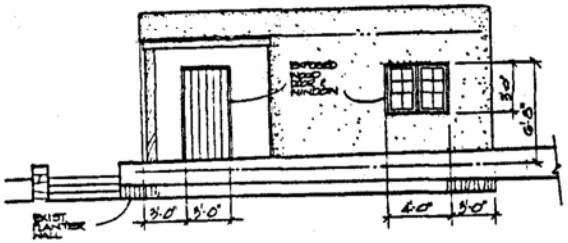
SHEET#
4



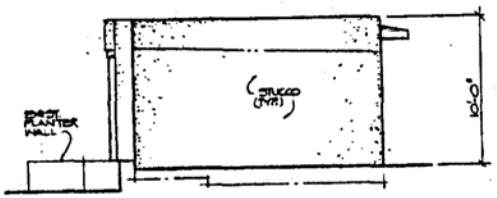
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

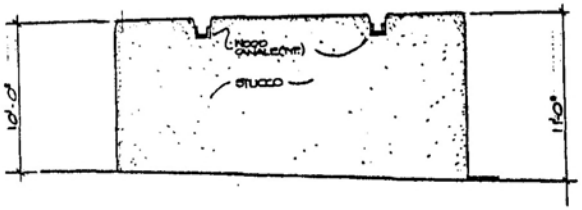


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE &
"SHERWIN WILLIAMS" GATE HOUSE STAIN, TRIMMED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA SALTA SANTA FE, NM. 87501
505-988-1903

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-16-97
11-5-97

SHEET#
1 of 2

H-92-101

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: PORTAL AT 439-A, UNIT-2

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 7-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

Project description . : DETACHED GARAGE-TO NW OF MAIN RESIDENCE
Project number . . . : 97- 10100193
Case Number . . . . . : H-97-172A
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 A Camino Del Monte Sol

PROJECT NAMES:

OW- Peters, Gerald & Kathleen 825 El Caminito
Santa Fe, NM 87501 (505) 9888961

AP- Bauer, Michael 1424 Paseo De Peralta
Santa Fe, NM 87501 (505) 9881905

PROJECT DATA

HISTORICAL DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	N/A
PUBLICLY VISIBLE FACADE-EAST	Y
PUBLICLY VISIBLE FACADE-NORTH	Y
PUBLICLY VISIBLE FACADE-SOUTH	N
PUBLICLY VISIBLE FACADE-WEST	Y
HISTORIC BUILDING NAME	MARY AUSTIN COMPOUND
PROJECT TYPE (NEW, ADD, ETC.)	NEW
USE, PROPOSED	RESIDENTIAL

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172A ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
___ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
___ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
___ Minutes of _____	_x_ Elevations
___ Other _____	_x_ Photographs
	___ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the northwest of the main residence. The garage's height will vary from 9'6" to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172a.hrb

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-1

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-1.

The structure will be located to the ~~east~~ northwest of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

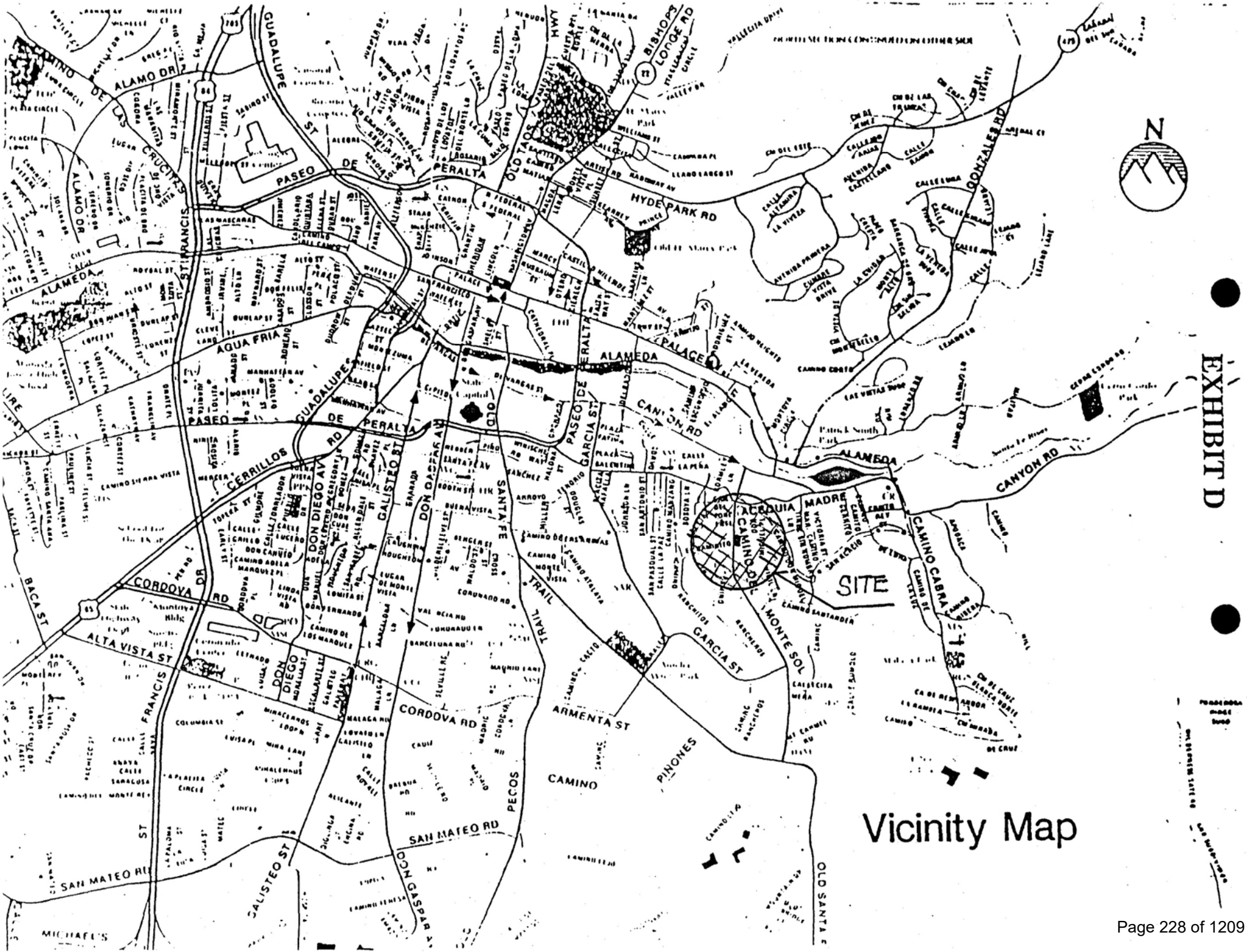
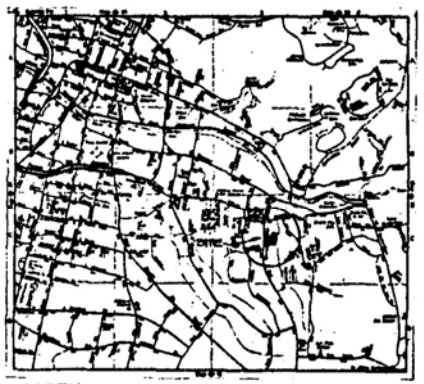
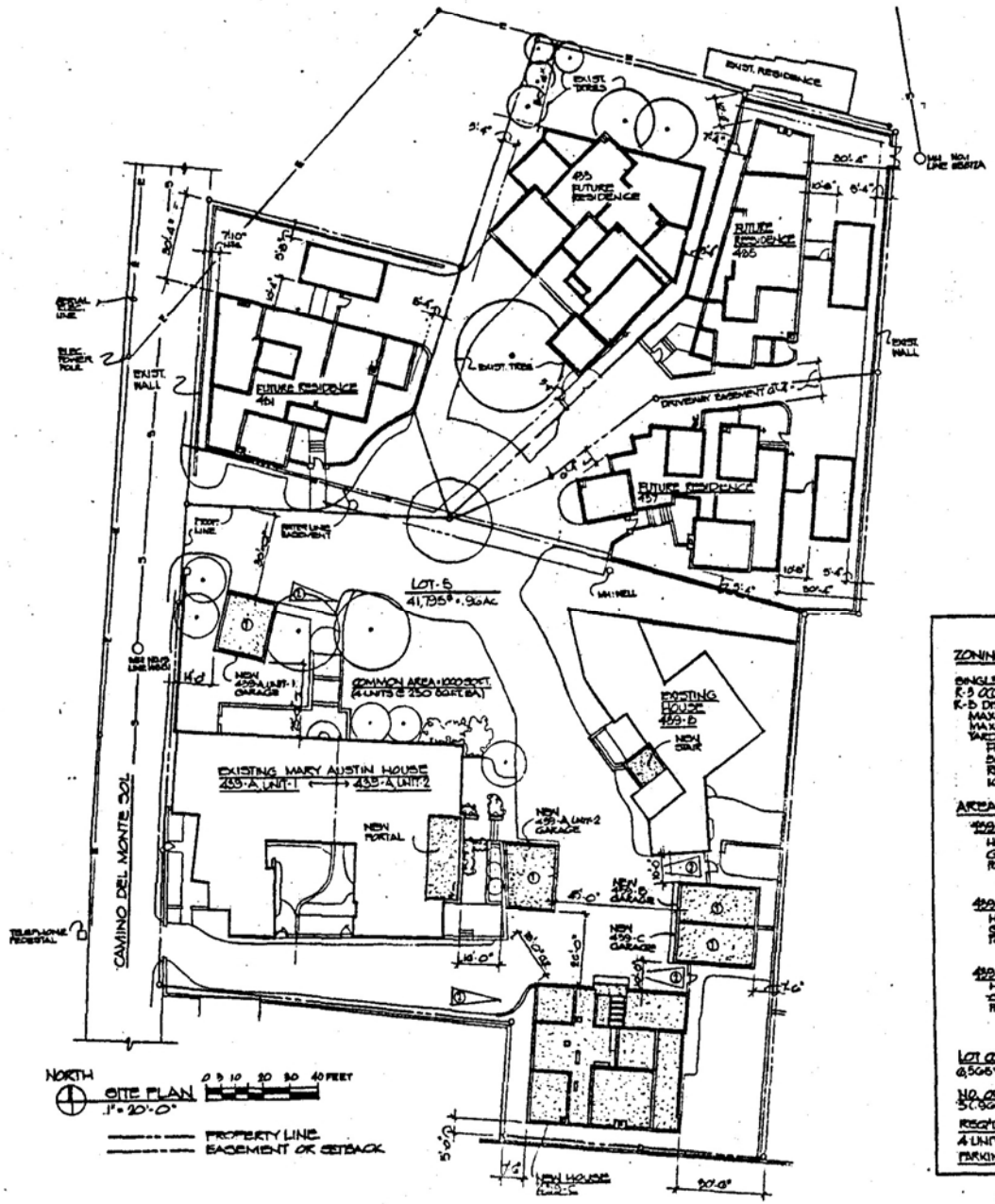


EXHIBIT D
N
SITE
Vicinity Map



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 30'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

439-A: MARY AUSTIN HOUSE	UNIT-1	UNIT-2
HEATED & FINISHED:	2,877#	2,501#
GARAGE/STORAGE:	382	408
PORTAL:	-0-	400
	3,259#	3,309#
		6,565#

439-B: HARVEY HOUSE	
HEATED & FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

439-C: NEW UNIT	
HEATED & FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	350
	3,166 SQ.FT.

LOT COVERAGE:
6,565# + 3,411# + 3,166# / 41,795# = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96Ac) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250# = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT:
MICHAEL P. [illegible] & ASSOCIATES
1424 PASEO DE PERALTA, SANTA FE, NM. 87501
[illegible]

[illegible]RY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB#

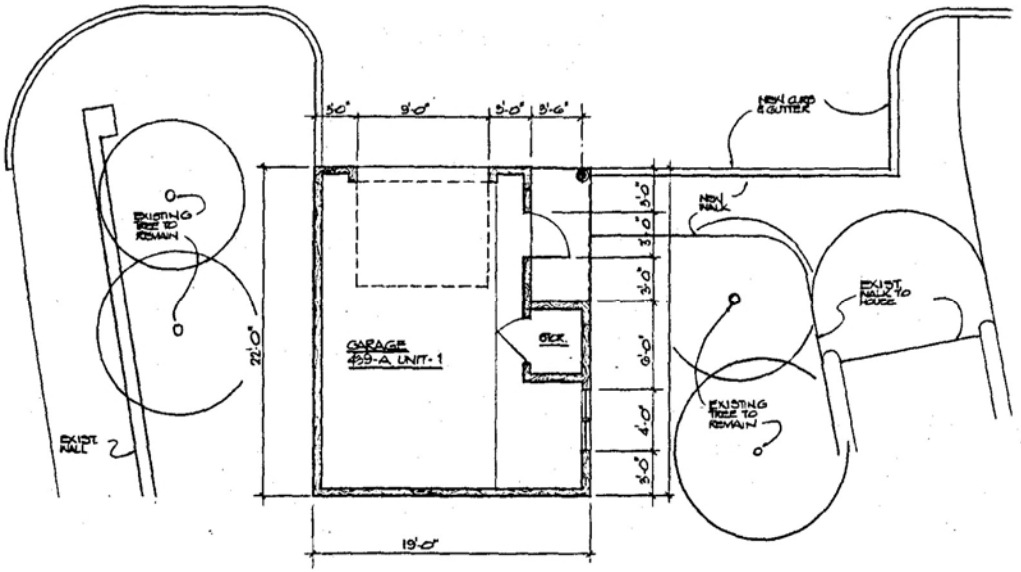
DATE 9-18-87
11-5-97

SHEET#
1

EXTERIOR GARAGE BUILDING COLORS:

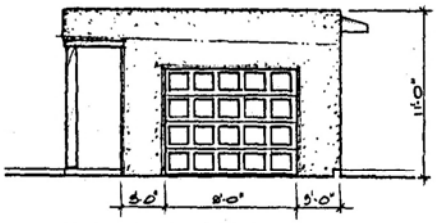
STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN
BEAM AND CANALES:
"SHERWIN WILLIAMS" GATE HOUSE STAIN,
THINNED 2:1.

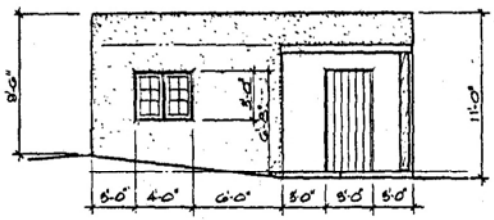


FLOOR PLAN: 1/4"=1'-0" 0 4' 6' 8' NORTH

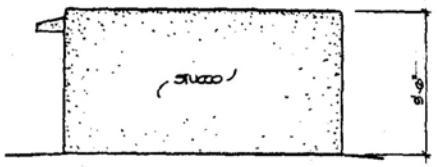
2"x6" WOOD FRAME CONSTRUCTION



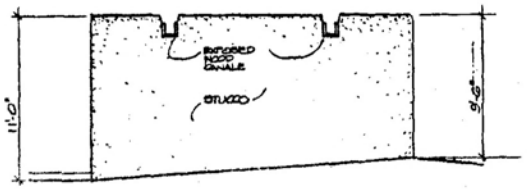
NORTH ELEV. 1/4"=1'-0"



EAST ELEV. 1/4"=1'-0"



SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"

ARCHITECT:
MICHAEL P. BAUER & ASSOCIATES

MARY AUSTIN COMPOUND
459-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET# 9

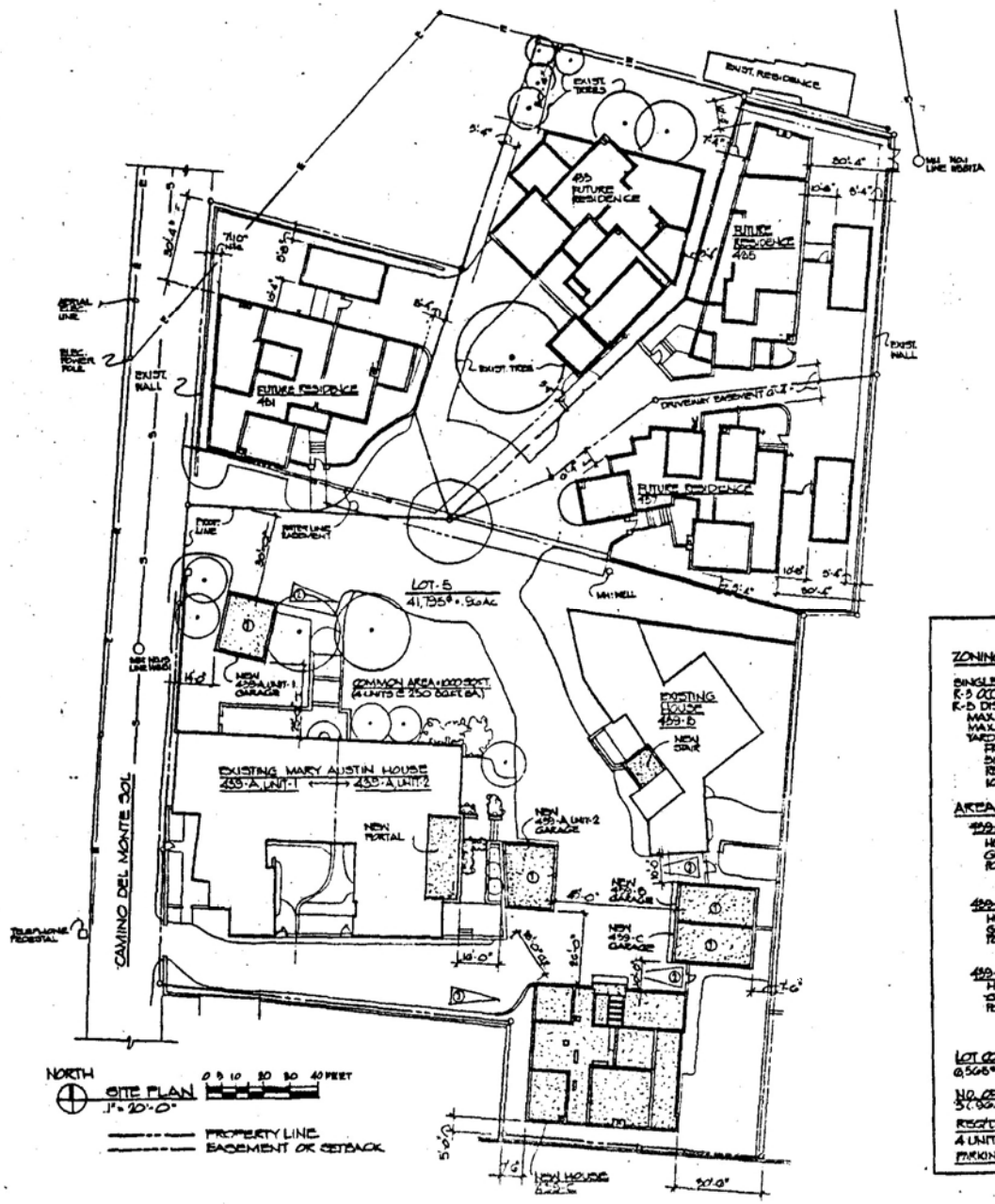


439-A, UNIT-1 GARAGE SITE





NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 20'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

459-A MARY AUSTIN HOUSE: UNIT-1 / UNIT-2

	UNIT-1	UNIT-2
HEATED/FINISHED:	2,677 SQ.FT.	2,801 SQ.FT.
GARAGE/STORAGE:	562	408
PORTAL:	-0-	400
	3,239 SQ.FT.	3,609 SQ.FT.
		6,848 SQ.FT.

459-B: HARVEY HOUSE

HEATED/FINISHED:	2,884 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

459-C NEW UNIT

HEATED/FINISHED:	2,310 SQ.FT.
GARAGE/STORAGE:	500
PORTALS:	350
	3,160 SQ.FT.

LOT COVERAGE:
6,848 SQ.FT. + 3,411 SQ.FT. + 3,160 SQ.FT. / 41,795 SQ.FT. = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 SQ.FT. = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
[illegible]

MARY AUSTIN COMPOUND
459-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE 9-10-97
11-5-97

SHEET #
1

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
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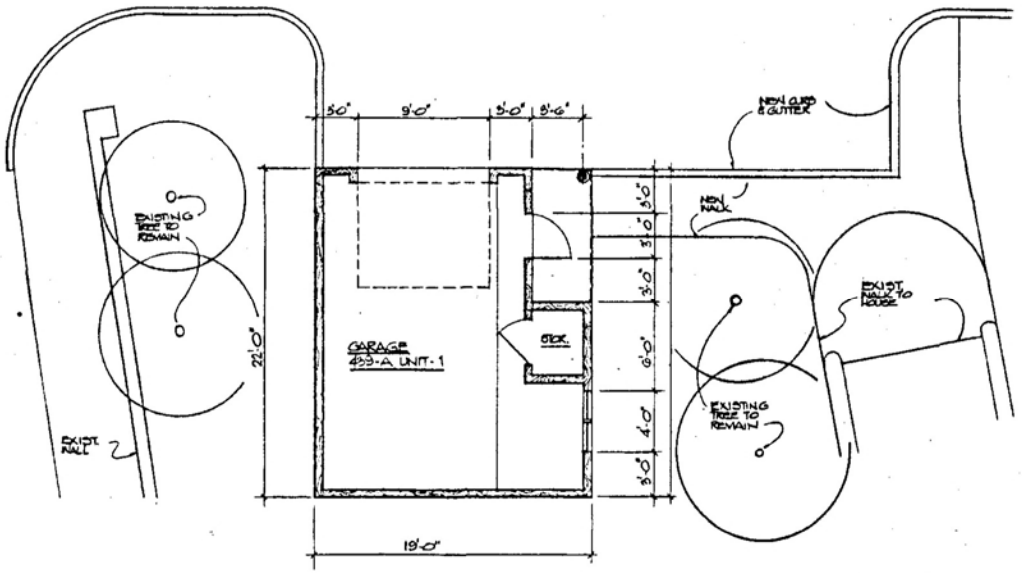
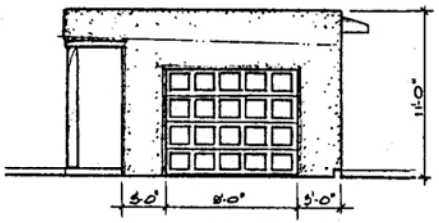
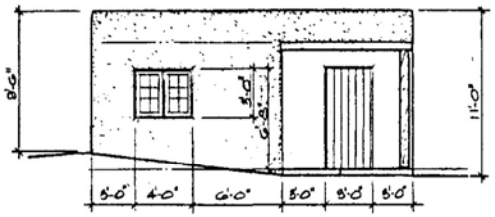


FLOOR PLAN: 1/4"=1'-0"
2×6 WOOD FRAME CONSTRUCTION
0 4' 6' 8' NORTH



NORTH ELEV. 1/4"=1'-0"



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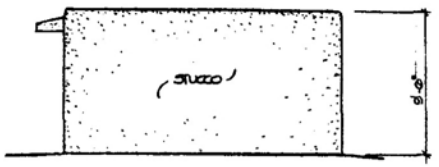
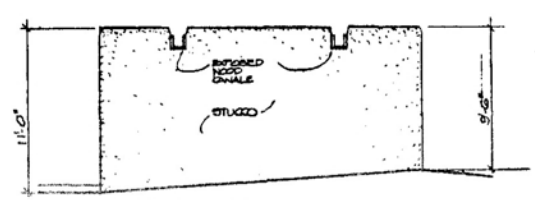


SOUTH ELEV. 1/4"=1'-0"



WEST ELEV. 1/4"=1'-0"

ARCHITECT:
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PARAIDA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-1

SHEET TITLE
FLOOR PLAN AND EXTERIOR ELEVATIONS
1/4"=1'-0"

JOB#

DATE 11-5-97

SHEET# 2

H-97-128

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-1

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Bauer
Signature of Applicant or Owner

11-5-97
Date

City of Santa Fe, New Mexico
Debbie Jaramillo, Mayor
Ron Curry, City Manager

Councilors: Frank Montaño, Mayor Pro Tem, Dist. 3
Patti J. Bushee, Dist. 1
Larry A. Delgado, Dist. 1
Cristopher Moore, Dist. 2
Molly Whitted, Dist. 2
Art Sanchez, Dist. 3
Peso Chavez, Dist. 4
Amy Manning, Dist. 4

Project description . : DETACHED GARAGE TO THE E. OF MAIN RES.
Project number . . . : 97- 10100196
Case Number . . . . . : H-97-172B
Project type . . . . : HISTORIC DESIGN REVIEW BOARD
Application date . . : 11/05/97

PROJECT LOCATION(S) : 439 Camino Del Monte Sol

PROJECT NAMES:

OW- Peters III, Gerald
Santa Fe, NM 87501

825 El Caminito
(505) 9888961

AP- Bauer, Michael
Santa Fe, NM 87501

1424 Paseo De Peralta
(505) 9881905

BOARD ACTION

This is to certify that the Historic Design Review Board at their meeting on November 25, 1997, acted on the above referenced case. The decision of the Board was to approve your request.

For further information please call 984-6808.

Sincerely,

Mary Grzeskowiak Planner III
Historic Preservation Planner

Heather Pierson
Historic Districts Case Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6). PLEASE PROVIDE COPIES OF THIS LETTER WHEN SUBMITTING FOR BUILDING PERMIT.

City of Santa Fe, New Mexico

memo

DATE: 25 November 1997

TO: Historic Design Review Board Members

VIA: Anne M. Condon, Planning Division Team Leader
Mary Grzeskowiak, Historic Preservation Planner

FROM: Heather L. Pierson, Historic Districts Case Planner

ITEM & ISSUE:

CASE #H- 97-172B ADDRESS 439 A Camino del Monte Sol

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
__ Case Synopsis	_x_ Proposal Letter
_x_ District Standards	_x_ Vicinity Map
__ State Historical Survey Sheet	_x_ Site Plan/Floor Plan
__ Minutes of _____	_x_ Elevations
__ Other _____	_x_ Photographs
	__ Other _____

STAFF RECOMMENDATION:

Staff acknowledges the standards for architectural design in the Downtown and Eastside Historic District have been met and recommends approval.

BACKGROUND & SUMMARY:

The applicant has provided illustrations for the construction of a single-bay garage to the east of the main residence. The garage's height will vary from 10' to 11' from grade. The applicant states that the garage structure will be of wood frame construction. All windows and doors will be wood with a natural finish. The other finishes will match the rest of the compound.

b:sr\hp\97172b.hrb

MICHAEL F. BAUER + ASSOCIATES • ARCHITECTS
1424 PASEO DE PERALTA • SANTA FE • NEW MEXICO 87501
505 • 988 • 1905

November 5, 1997

Historic Design Review Board
City of Santa Fe
Santa Fe, New Mexico

Re: 439-A Camino del Monte Sol
Garage/Storage Building, Unit-2

Dear Board Members and Staff:

The proposed project is a new garage for the Mary Austin House, Unit-2.

The structure will be located to the ~~north~~ east of the house and will be wood frame with stucco finish. All windows and doors are to be wood finished natural. The garage door will be of raised panel design finished natural. The finishes are specified on the drawings.

Please advise us if any additional information is required.

Sincerely,

Michael F. Bauer

Michael F. Bauer

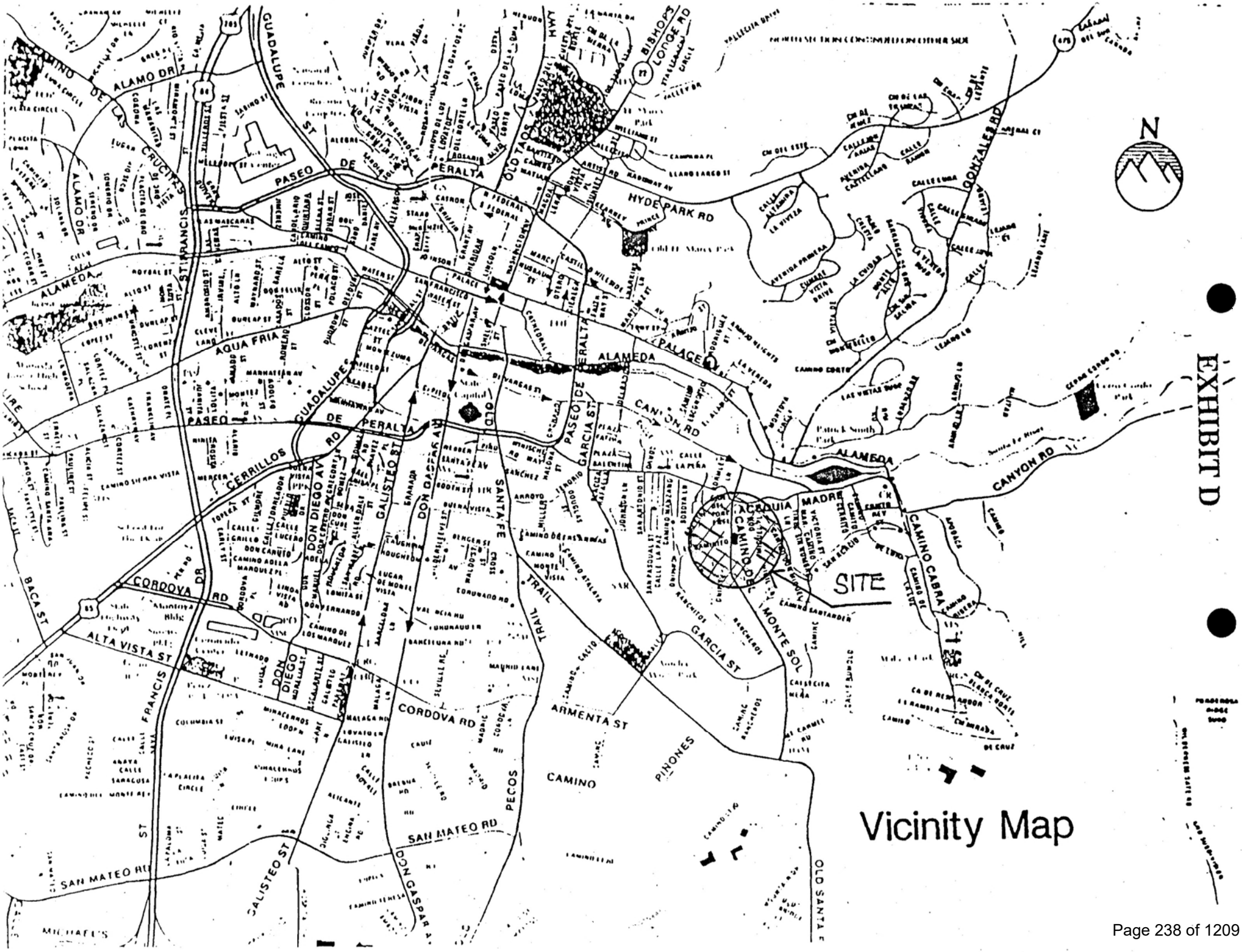
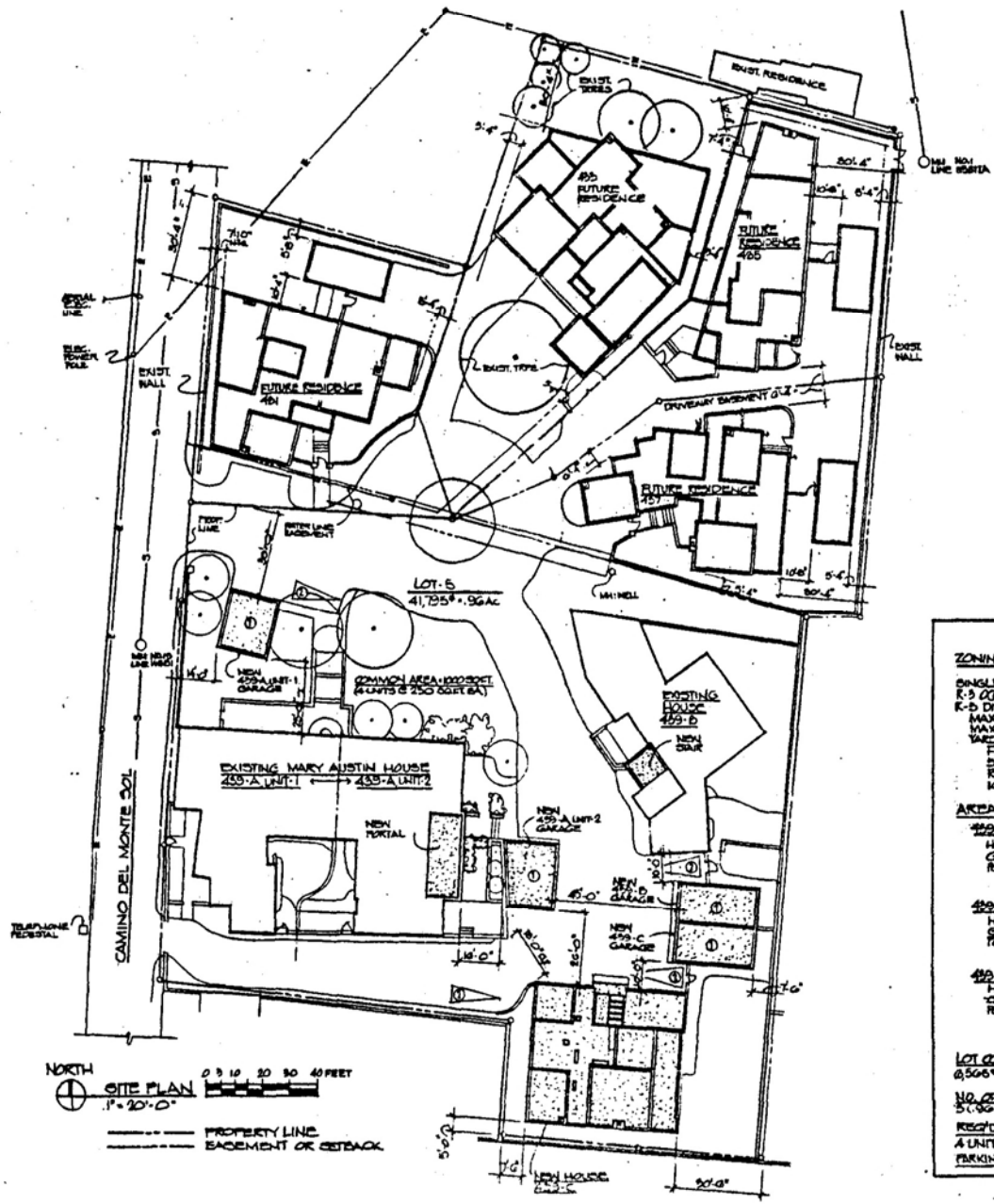

N
SITE
ALAMEDA
PASEO DE PERALTA
GUADALUPE ST
ALAMO DR
CAMINO DE LAS CRUCITAS
ST FRANCIS
AQUA FRIA
CERRILLOS RD
CORDOVA RD
ALTA VISTA ST
BACA ST
DON DIEGO AV
GALISTEO ST
DON GASPAR AV
SANTA FE TRAIL
PECOS TRAIL
OLD SANTA FE
CAMINO PINONES
ARMENTA ST
GARCIA ST
MONTE SOL
CAMINO DEL MONTE SOL
ACEQUIA MADRE
CAMINO CABRA
CANYON RD
PALACE
HYDE PARK RD
OLD TAOS HWY
BISHOPS LODGE RD
GONZALES RD
SAN MATEO RD
OLD SANTA FE
Vicinity Map

EXHIBIT D



NORTH
VICINITY MAP



ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V-N CONSTRUCTION
R-D DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
YARD SETBACKS:
FRONT YARD: 7'-0"
SIDE YARD: 5'-0"
REAR YARD: 20'-0"
10'-0" BETWEEN ADJACENT BUILDINGS

AREA TABULATION:

455-A: MARY AUSTIN HOUSE:	UNIT-1	UNIT-2
HEATED/FINISHED:	2,577 ±	2,501 ±
GARAGE/STORAGE:	362	405
PORTAL:	-0-	400
	3,139 ±	3,306 ±
	6,505 ±	

459-B: HARVEY HOUSE	
HEATED/FINISHED:	2,854 SQ.FT.
GARAGE/STORAGE:	440
PORTAL:	117
	3,411 SQ.FT.

459-C: NEW UNIT	
HEATED/FINISHED:	2,316 SQ.FT.
GARAGE/STORAGE:	300
PORTALS:	300
	3,196 SQ.FT.

LOT COVERAGE:
6,505 ± + 3,411 ± + 3,196 ± / 41,795 ± = 32%

NO. OF UNITS ALLOWED: 5 UNITS PER ACRE
5 (.96 AC.) = 4 UNITS ALLOWED

REQ'D. COMMON AREA: 250 SQ.FT./UNIT
4 UNITS × 250 = 1,000 SQ.FT. REQ'D.

PARKING: 2 SPACES PER UNIT

ARCHITECT
MICHAEL P. [redacted] & ASSOCIATES
[redacted] SANTA FE, NM 87501
[redacted]

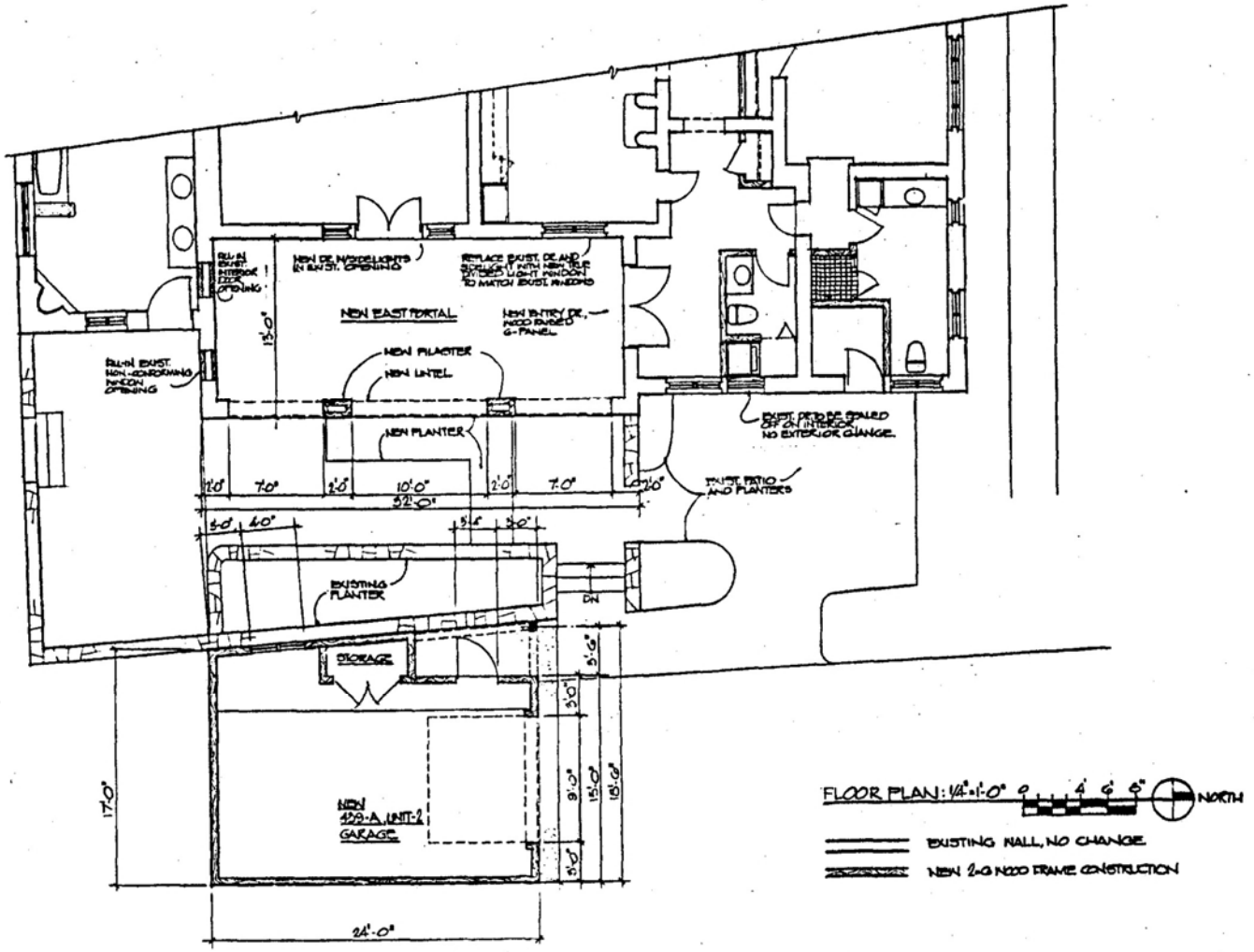
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
455-A UNIT 1 & 2

SHEET TITLE
SITE PLAN: LOT-5
1" = 20'-0"

JOB #

DATE 9-16-97
11-5-97

SHEET #
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES

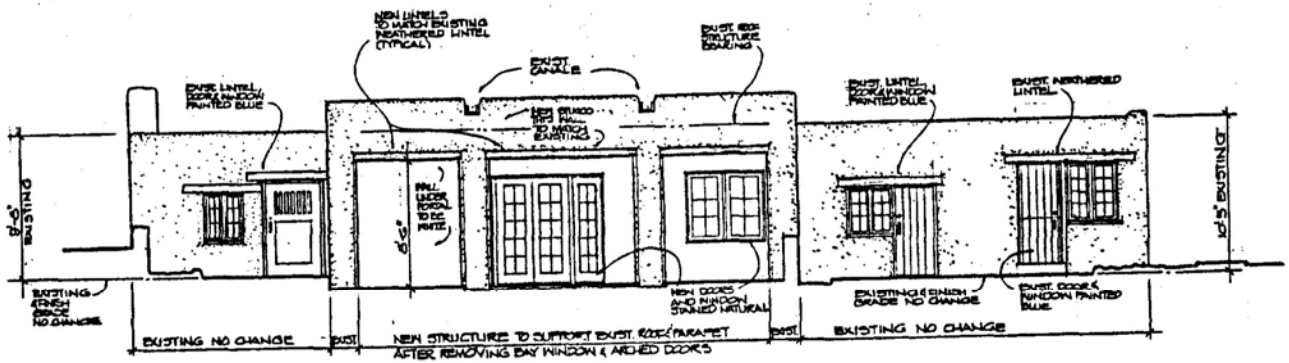
MARY AUSTIN COMPOUND
429-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

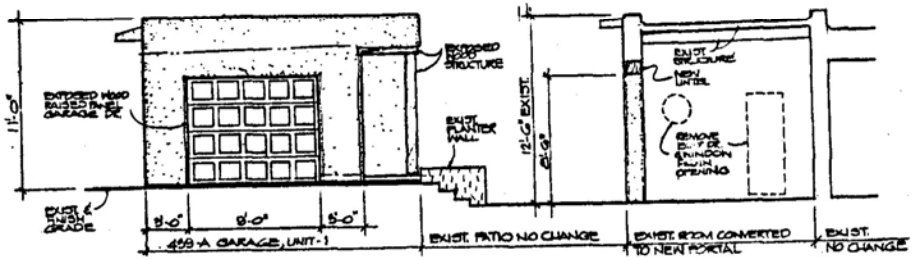
JOB #

DATE 9-15-07
11-3-97

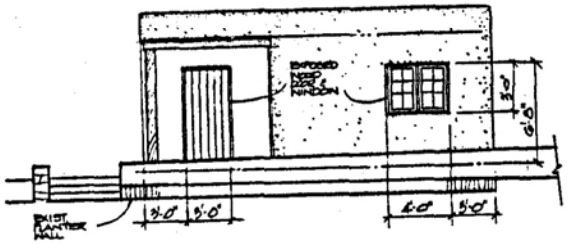
SHEET #
4



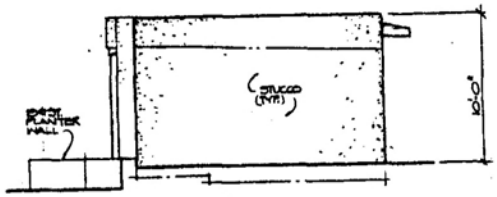
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2



SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
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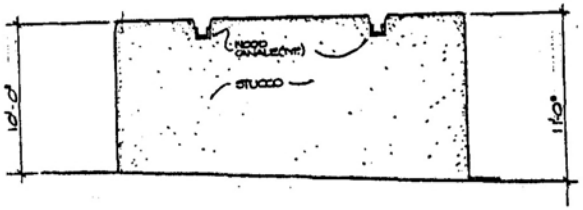


EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE LA CALTA SANTA FE, NM. 87501
[illegible]

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

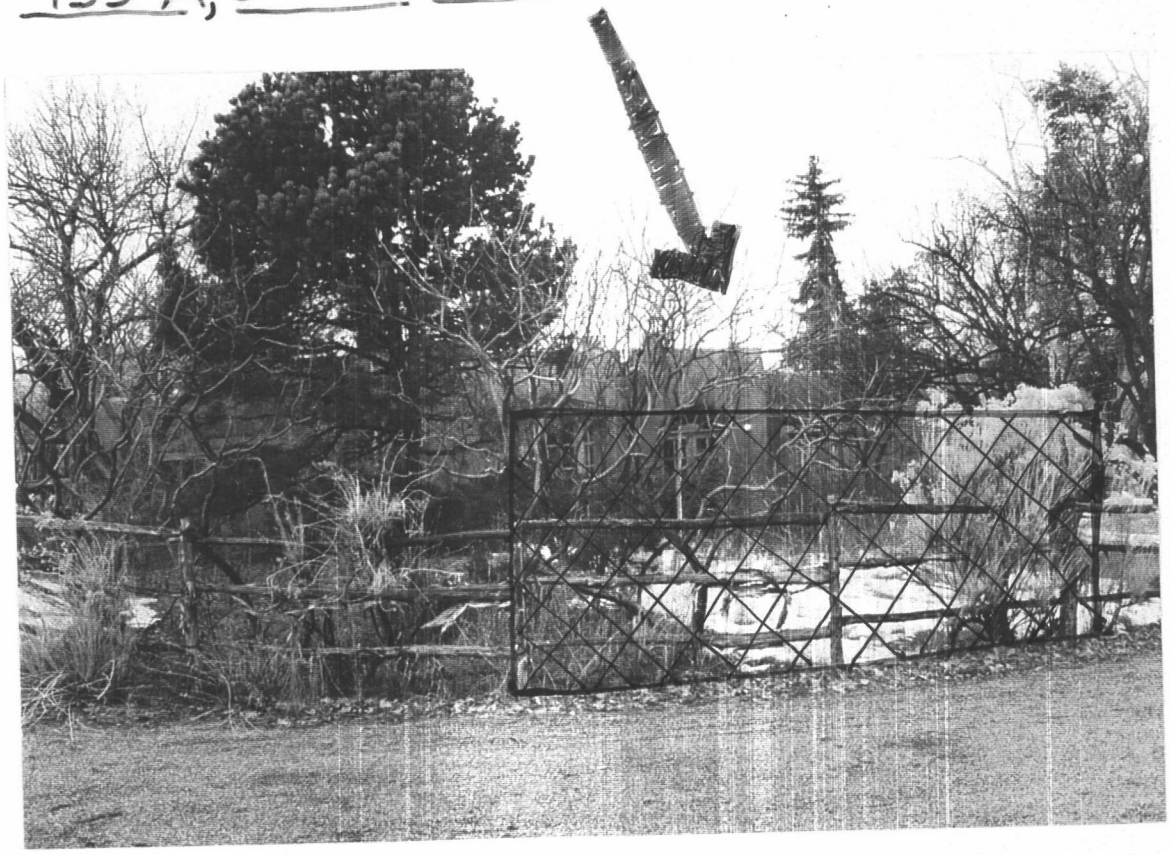
JOB#

DATE 9-16-97
11-5-97

SHEET#
5

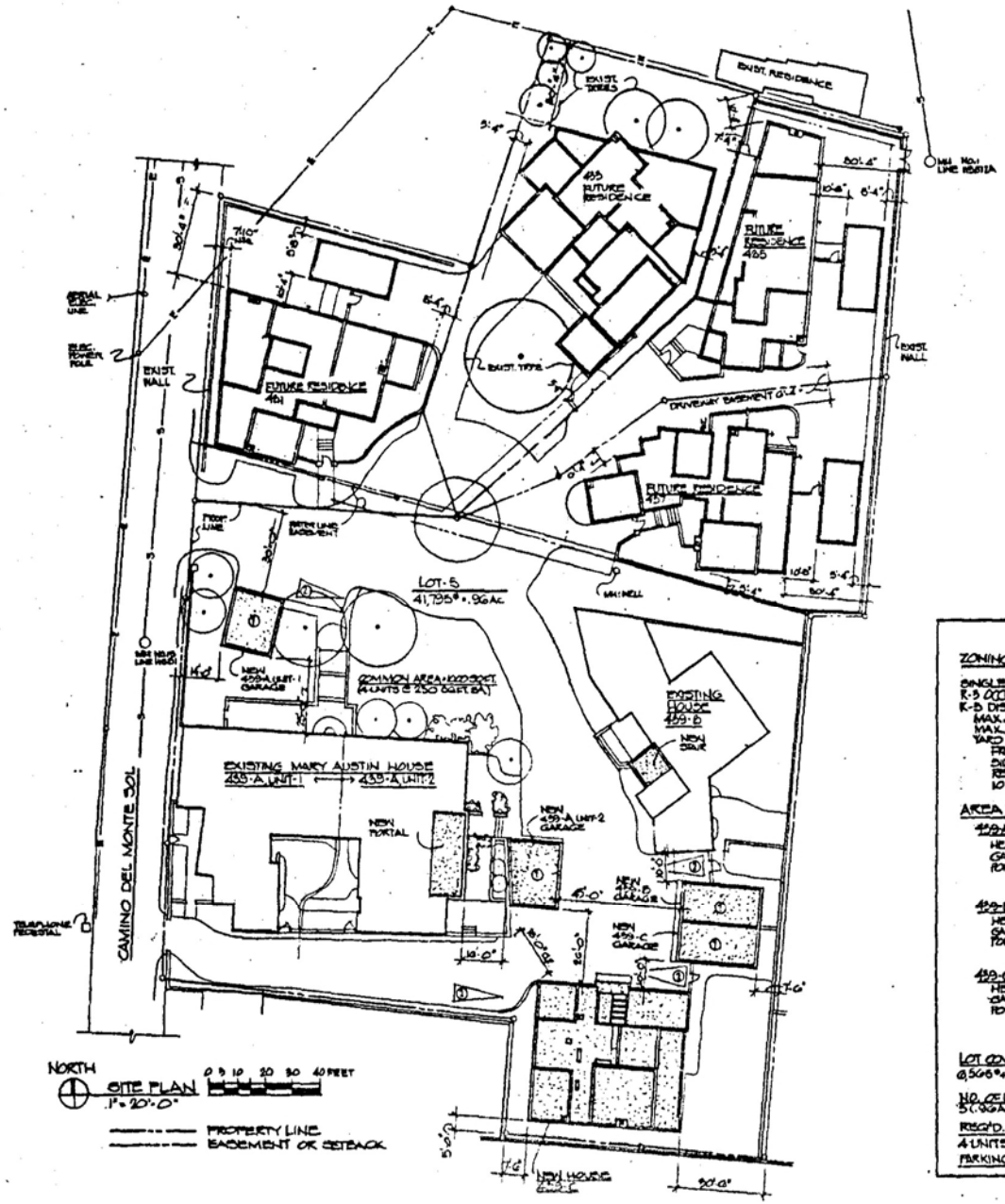


439-A, UNIT-2 GARAGE SITE





NORTH
VICINITY MAP



NORTH
SITE PLAN
1" = 20'-0"
0 5 10 20 30 40 FEET

PROPERTY LINE
EASEMENT OR SETBACK

ZONING REQUIREMENTS:

SINGLE FAMILY DWELLING
R-3 OCCUPANCY, TYPE V N CONSTRUCTION
R-3 DISTRICT & HISTORICAL DISTRICT
MAX. LOT COVERAGE: 40%
MAX. HEIGHT: 24'-0"
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		6,565#

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ARCHITECT
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1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

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CAMINO DEL MONTE SOL SANTA FE, NM.
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SHEET TITLE
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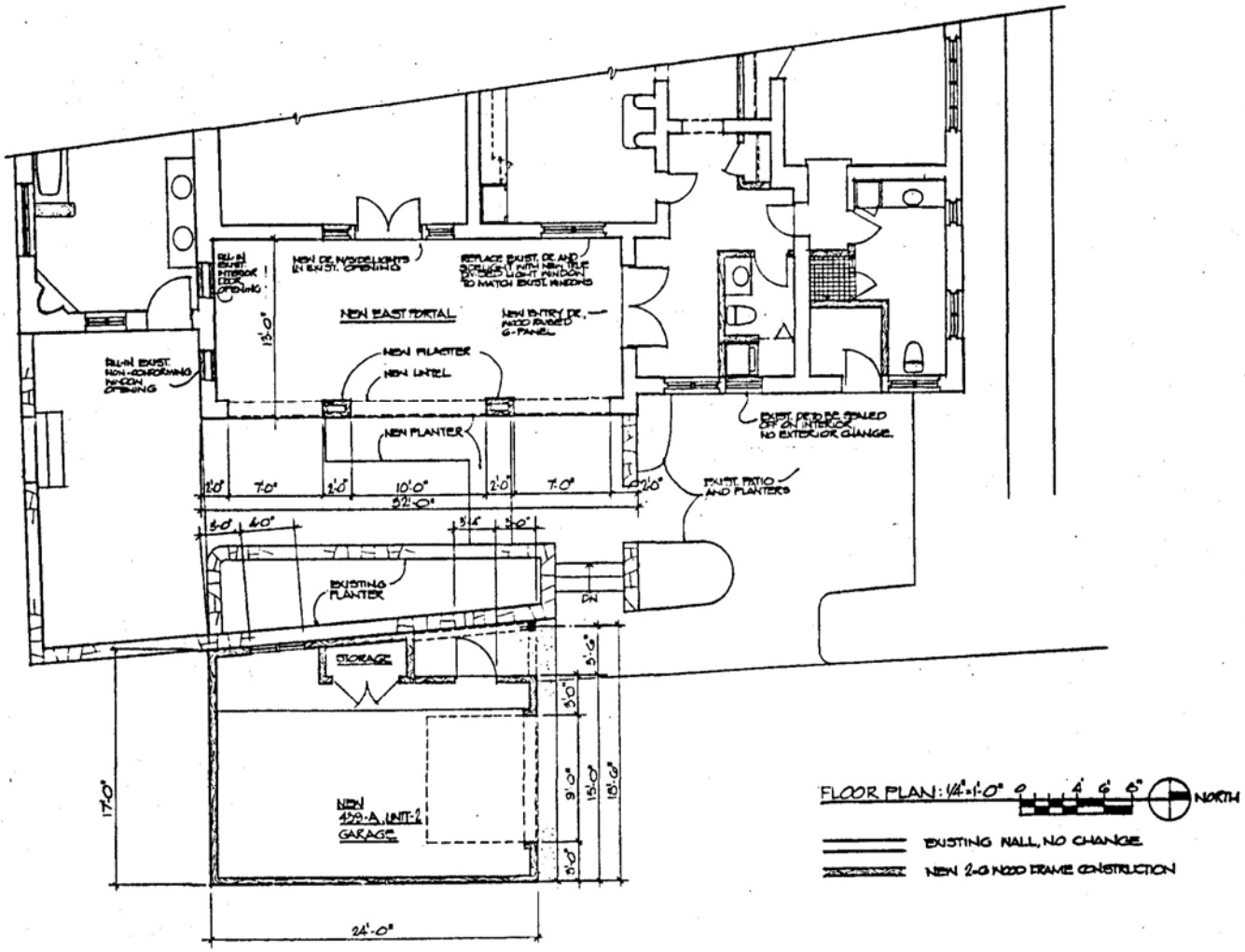
JOB#

DATE 9-18-87
11-5-97

SHEET#
1



ARCHITECT
MICHAEL P. BAUER & ASSOCIATES
1424 PASEO DE ENCINA SANTA FE, NM 87501
505-988-1905

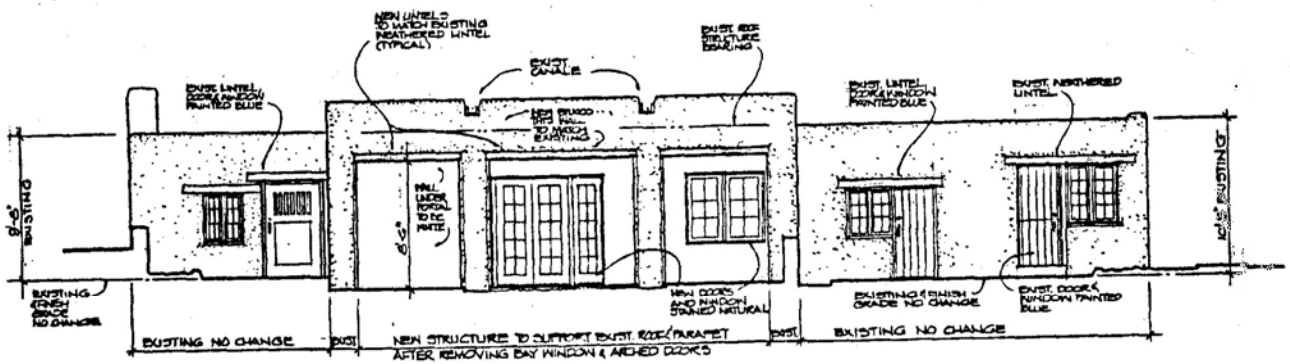
MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM
439-A UNIT-2

SHEET TITLE
FLOOR PLAN
1/4"=1'-0"

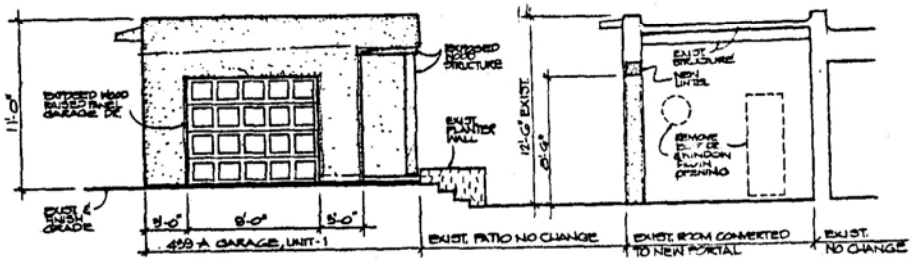
JOB#

DATE 9-18-97
11-3-97

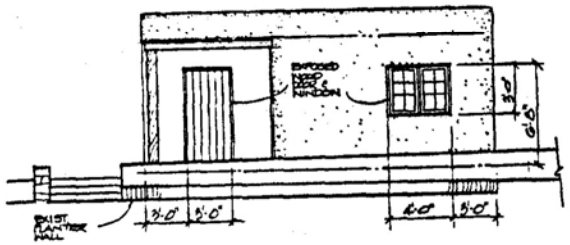
SHEET#
4



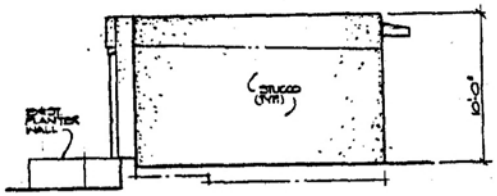
EAST ELEVATION OF 439-A PORTAL
1/4"=1'-0"



NORTH ELEVATION OF 439-A GARAGE / CROSS-SECTION THRU EAST PORTAL
1/4"=1'-0"



WEST ELEVATION (VIEWED FROM EXISTING PATIO)
1/4"=1'-0" 439-A GARAGE, UNIT-2

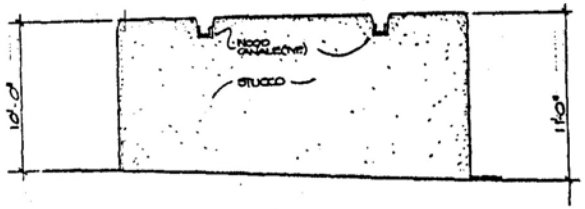


SOUTH ELEVATION 439-A GARAGE
1/4"=1'-0"

EXTERIOR GARAGE BUILDING COLORS:

STUCCO: "EL REY" BUCKSKIN #106

EXTERIOR WOOD:
WINDOW, DOOR, GARAGE DOOR:
"SHERWIN WILLIAMS" GATE HOUSE STAIN.
ALL EXPOSED WOOD STRUCTURE, COLUMN, BEAM & CANALE BY
"SHERWIN WILLIAMS" GATE HOUSE STAIN, THINNED 2 TO 1.



EAST ELEVATION 439-A GARAGE
1/4"=1'-0"

ARCHITECT
MICHAEL F. BAUER & ASSOCIATES
1424 PASEO DE PERALTA SANTA FE, NM. 87501
505-988-1905

MARY AUSTIN COMPOUND
CAMINO DEL MONTE SOL SANTA FE, NM.
439-A UNIT-2

SHEET TITLE
EXTERIOR ELEV. OF: NEW PORTAL AND GARAGE 1/4"=1'-0"

JOB#

DATE 9-18-97
11-5-97

SHEET#
5

EXHIBIT (C)

NOV - 5 1997
9:52 a.m.

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ⋈

Project Location: 439-A CAMINO DEL MONTE SOL

Owner: PETERS, GERALD & KATHLEEN Phone: 988-8961

Address: 825-EL CAMINITO City, State, Zip Code: SANTA FE, NM 87501

Applicant: MICHAEL BAUER, ARCHITECT Phone: 988-1905

Address: 1424 PASEO DE PERALTA City, State, Zip Code: SANTA FE, NM 87501

Project Proposal: NEW GARAGE FOR 439-A, UNIT-2

New Construction: Single-Family Residence ⋈ Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition ( ) Remodel ( ) Addition ( ) Residential ( )
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes ⋈ No ( )

If yes, who? HEATHER PIERSON Date? 9-15-97 & 11-3-97

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No ⋈

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? _____

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes ⋈ No ( )

If yes, who? MONICA MONTOYA Date? 7-28-97 & 11-3-97

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

John B. Arrison
Signature of Applicant or Owner

11-5-97
Date

HOOPES
ARCHITECTS

April 07, 2025

Historic Preservation Division
Land Use Department
200 Lincoln Avenue
Santa Fe, NM 87501
Via Email:hpdsubmittal@santafenm.gov

Re: Proposed One-Garage Addition at
439 Camino del Monte Sol
Lot 1-A of the Cinco Soles Subdivision

Dear Historic Preservation Division,

Hoopes Architects, acting as agent for our client - who owns the above-referenced property, are proposing a one-car garage addition with a connecting breezeway. We are requesting HDRB approval.

This residence is currently undergoing interior renovations. We have all the proper Historic Preservation Division approvals (reference Case # 2024-009101) and a City of Santa Fe Building Permit (# 2024-39006-EXTR) where Tierra Concepts is acting as the General Contractors. Once approved, we wish to construct this garage addition in a seamless manner with on-going construction.

It is our interpretation of the City of Santa Fe codes for the Eastside Historic District that the garage must be 10 ft from the house and its connection (breezeway) 10 ft back from the front façade. Our proposed garage at 10'-3" high is well under the 14 ft height limit. These code sections are cited on our drawing set Cover Sheet attached to this submitted.

We wish to "match existing conditions". Namely, by matching existing house stucco (same color), matching windows and lintels (same detailing, paint, and stain colors), and matching the same garage doors and lintel that exist at other Cinco Soles Compound garages.

For your review and comment, we have submitted herein:

- A drawing set (Cover Sheet, Site Plan, Floor Plans and Exterior Elevations).
- Labeled exterior photos of the street & all facades, including existing garage door at other Compound properties.
- Color Chart (Stucco, Stain, and Paint).
- Architects Color Renderings

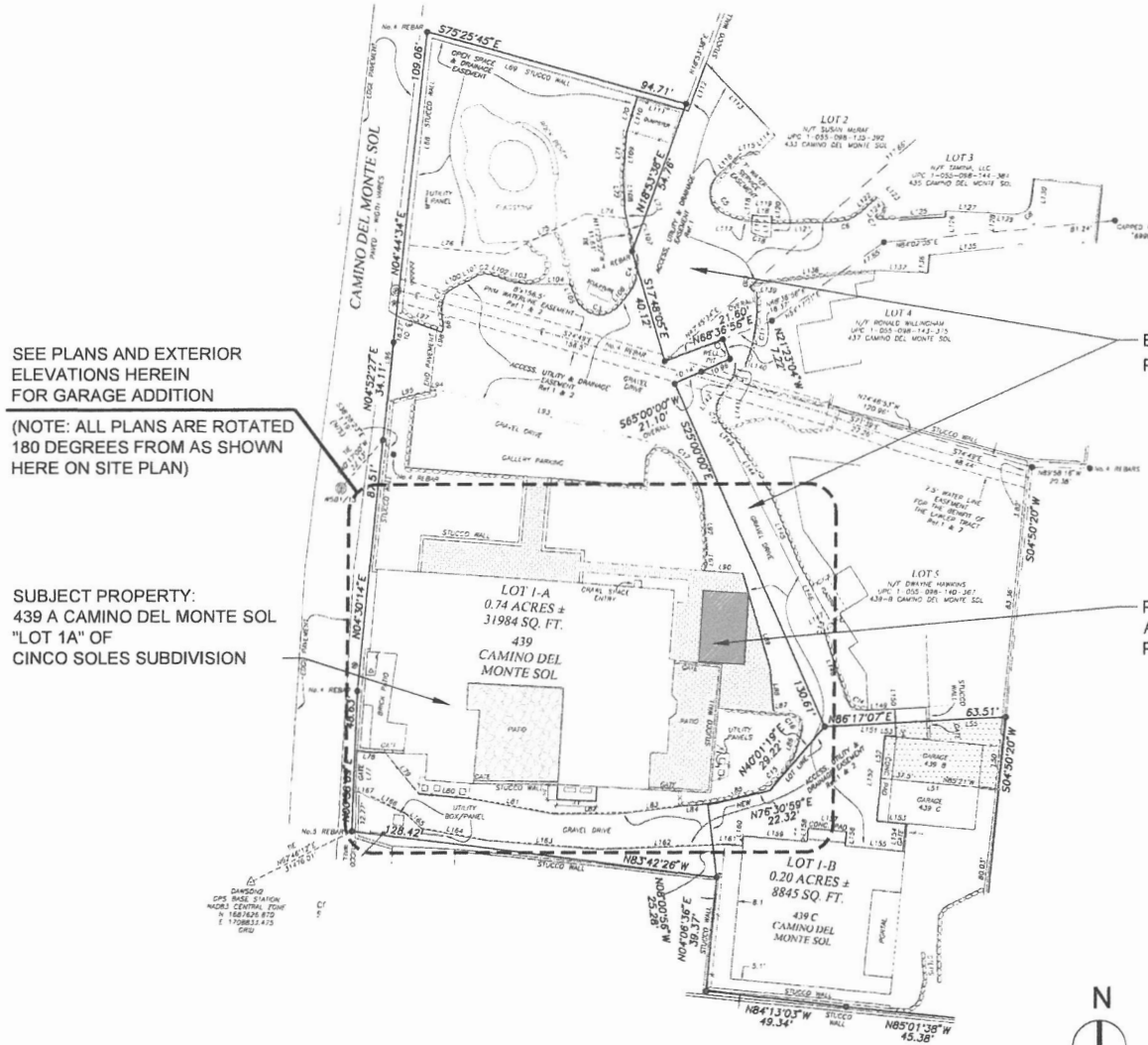
After HDRB approval we wish to submit for a Building Permit as soon as possible. We appreciate your expeditious review and consideration of this matter. If you have any questions, please contact me at the number below. Thank you!

Thank you for your review.

Sincerely,

Charles William Rosenberg,
Project Architect

Hoopes Architects Ltd. Co.
333 Montezuma Ave.
Santa Fe. NM 87504
505.986.1010



SEE PLANS AND EXTERIOR ELEVATIONS HEREIN FOR GARAGE ADDITION

(NOTE: ALL PLANS ARE ROTATED 180 DEGREES FROM AS SHOWN HERE ON SITE PLAN)

SUBJECT PROPERTY:
439 A CAMINO DEL MONTE SOL
"LOT 1A" OF
CINCO SOLES SUBDIVISION

EXISTING GRAVEL DRIVES AND PARKING SHOWN WITH POCHÈ

PROPOSED ONE-CAR GARAGE ADDITION - SEE ENLARGED SITE PLAN FOR MORE INFORMATION

LEGEND

- MONUMENT, CAPPED REBAR "13054" FOUND AND USED OR AS NOTED
- COMPUTED POINT
- CONTROL MONUMENT
- UTILITY POLE, OVERHEAD UTILITY LINES, AND POLE GUY ANCHOR WHERE APPLICABLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GAS CONNECT
- WATER METER
- WATER VALVE
- SEWER MANHOLE COVER
- TELEPHONE MANHOLE COVER
- FIRE HYDRANT
- LIGHT POLE
- CLEAN-OUT
- AIR CONDITIONING UNIT
- WATER CONTROL BOXES

N

01 OVERALL ARCHITECTURAL SITE PLAN
scale: 1" = 20'-0"

HOOPES ARCHITECTS

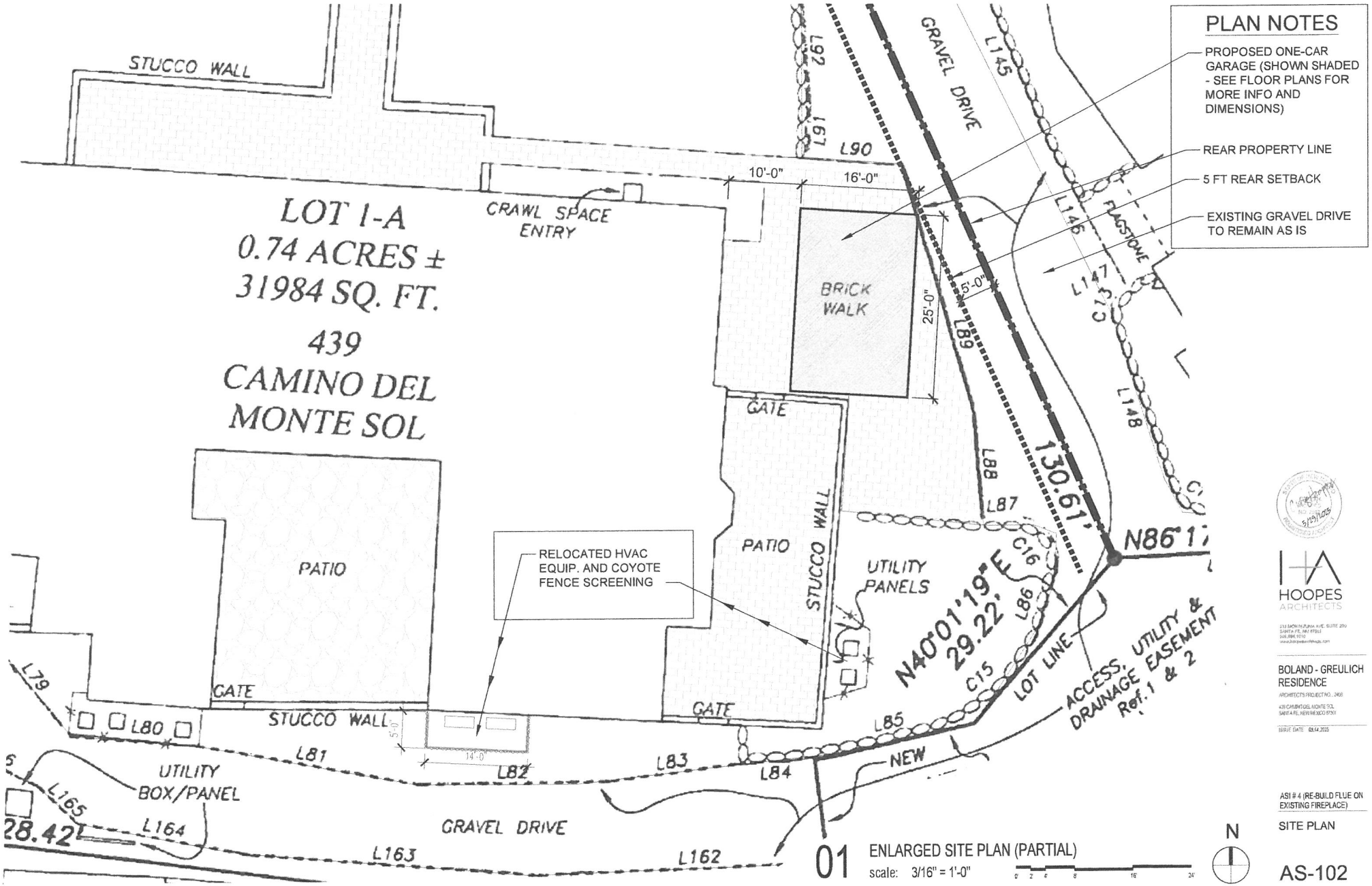
BOLAND - GREULICH RESIDENCE

ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

SITE PLAN

AS-101



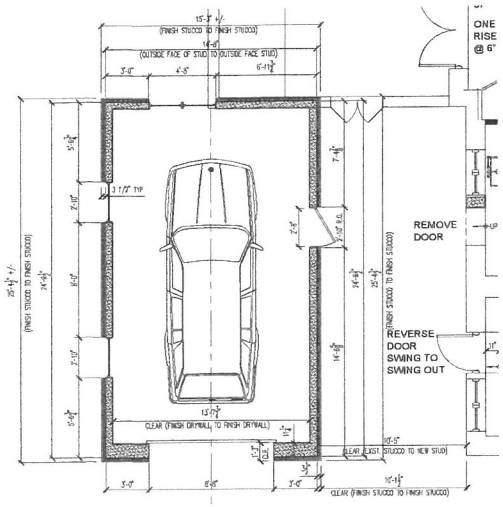
HOOPES ARCHITECTS

BOLAND - GREULICH RESIDENCE

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

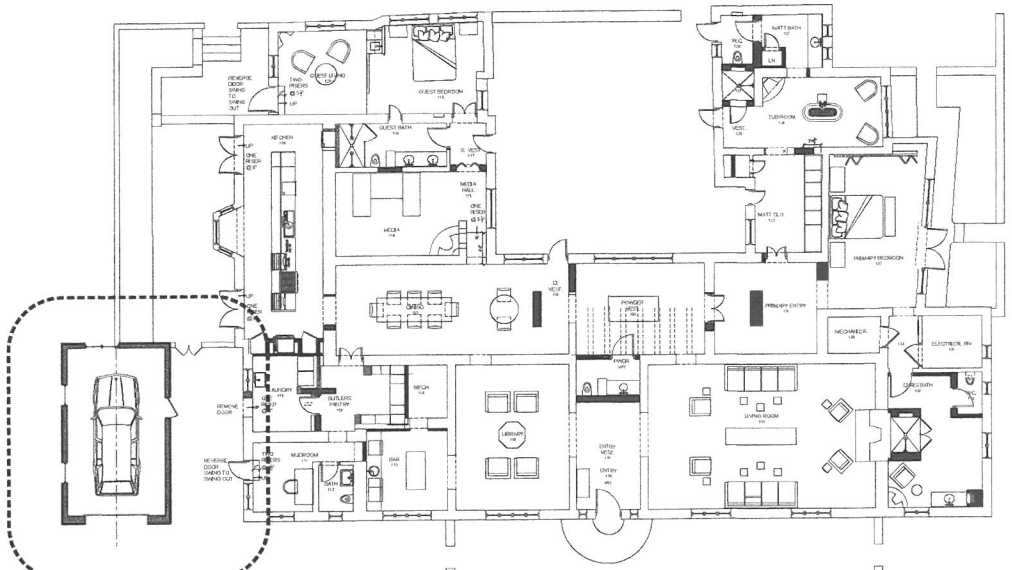
SITE PLAN

AS-102



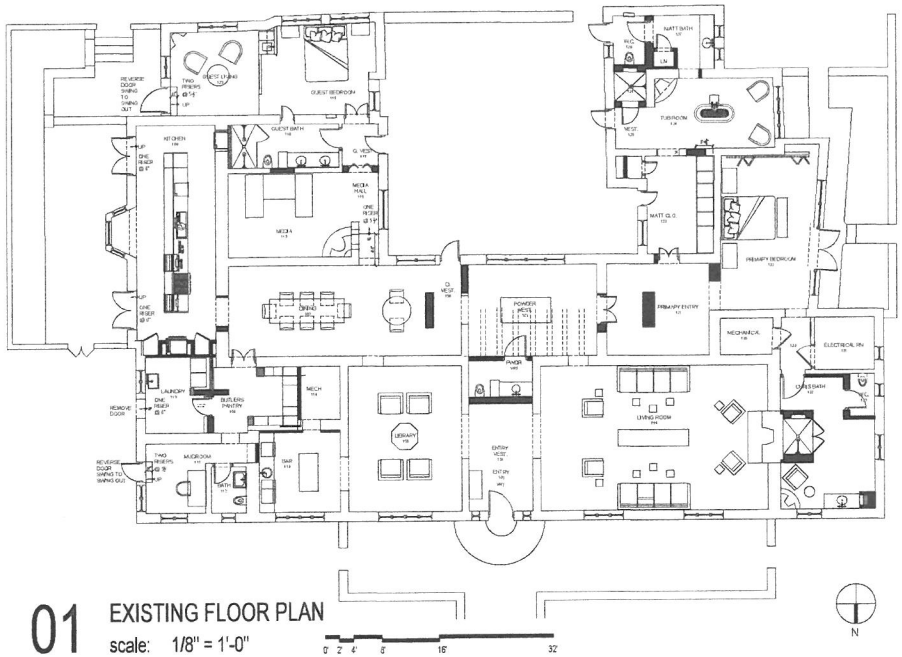
03 ENLARGED PROPOSED FLOOR PLAN (PARTIAL)

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



02 PROPOSED FLOOR PLAN

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



01 EXISTING FLOOR PLAN

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

PLAN NOTES:

1. DIMENSIONS SHOWN HERE ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED.
2. NEW WALLS ARE SHOWN SHADED.
3. NEW WALLS HAVE $\frac{3}{4}$" +/- OF THREE-COAT CEMENTITIOUS STUCCO SYS ON 2" OF RIGID INSULATION ON PLYWD. ON STUD. THEREFORE ALL NEW WINDOWS ARE SET BACK APPROX 3" +/-.
4. ALL WINDOWS AND EXTERIOR DOOR TO MATCH EXISTING CONDITIONS - SEE ELEVATIONS, PHOTOS, COLOR RENDERINGS AND COLOR CHART

PROPOSED (NEW CONSTRUCTION) ONE-CAR GARAGE ADDITION - SEE EXTERIOR ELEVATIONS

HOOPES ARCHITECTS

BOLAND - GREULICH RESIDENCE

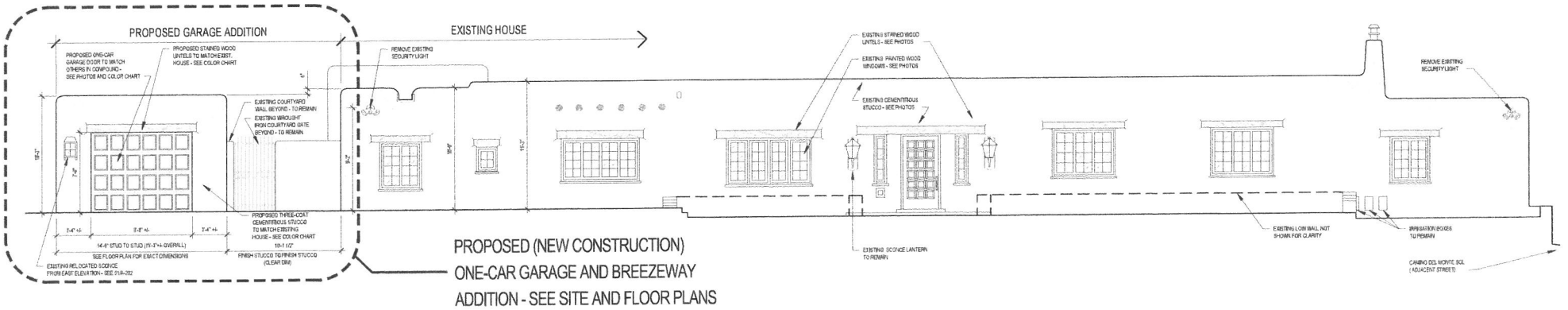
ARCHITECT'S PROJECT NO. 2408

ISSUE DATE: 09.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

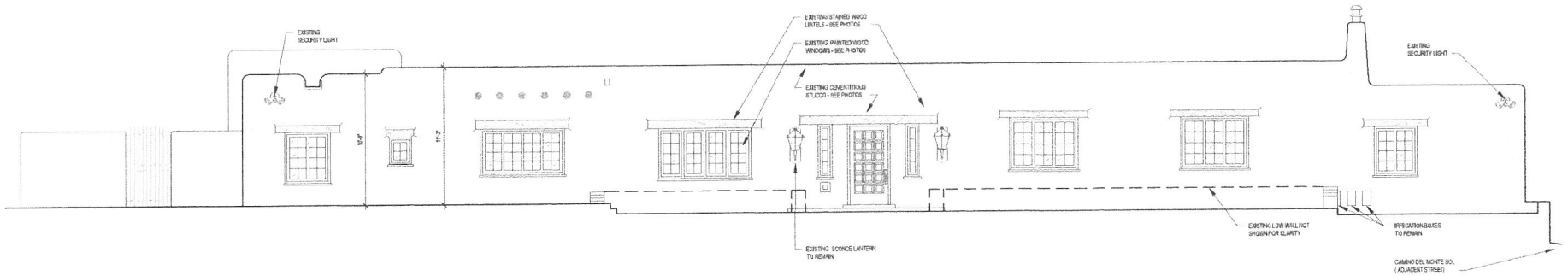
EXISTING AND NEW FLOOR PLAN

A-101



02 PROPOSED NORTH EXTERIOR ELEVATION

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



01 EXISTING NORTH EXTERIOR ELEVATION

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

HOOPES ARCHITECTS

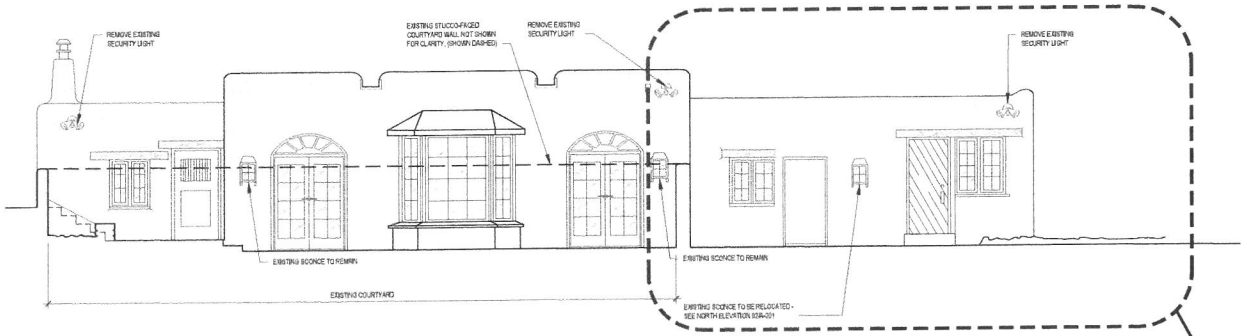
BOLAND - GREULICH RESIDENCE

ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

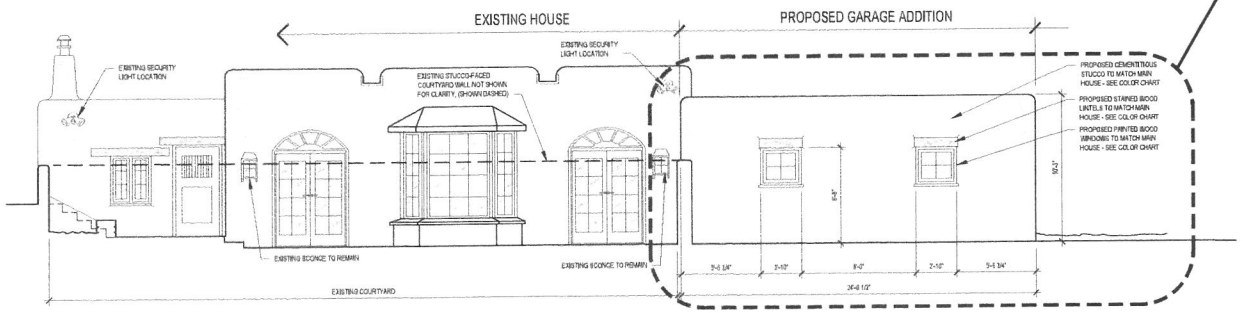
EXISTING AND NEW ELEVATIONS

A-201



03 PROPOSED EAST EXTERIOR ELEVATION/SECTION
scale: 1/4" = 1'-0"

PROPOSED (NEW CONSTRUCTION) ONE-CAR GARAGE ADDITION - SEE SITE AND FLOOR PLANS



02 PROPOSED EAST EXTERIOR ELEVATION
scale: 1/4" = 1'-0"



01 EXISTING EAST EXTERIOR ELEVATION
scale: 1/4" = 1'-0"

STATE OF NEW MEXICO
REGISTERED ARCHITECT
5/13/2025

HOOPES ARCHITECTS

313 MONTEZUMA AVE, SUITE 200
SANTA FE, NM 87501
505.986.1313
www.hoopesarchitects.com

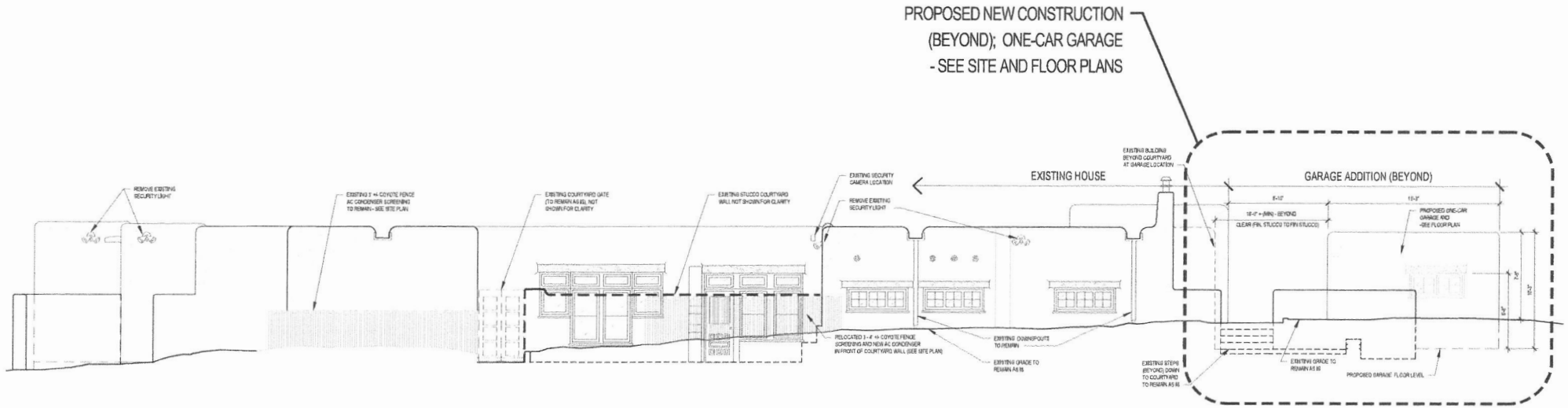
BOLAND - GREULICH RESIDENCE
ARCHITECT'S PROJECT NO. 2408
430 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 05.14.2025

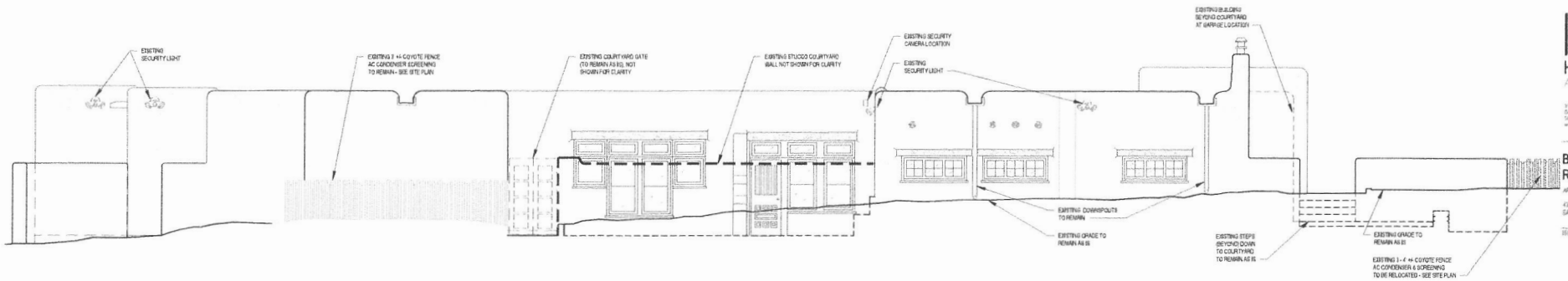
ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-202



02 PROPOSED SOUTH EXTERIOR ELEVATION
scale: 1/4" = 1'-0"



01 EXISTING SOUTH EXTERIOR ELEVATION
scale: 1/4" = 1'-0"

HOOPES ARCHITECTS

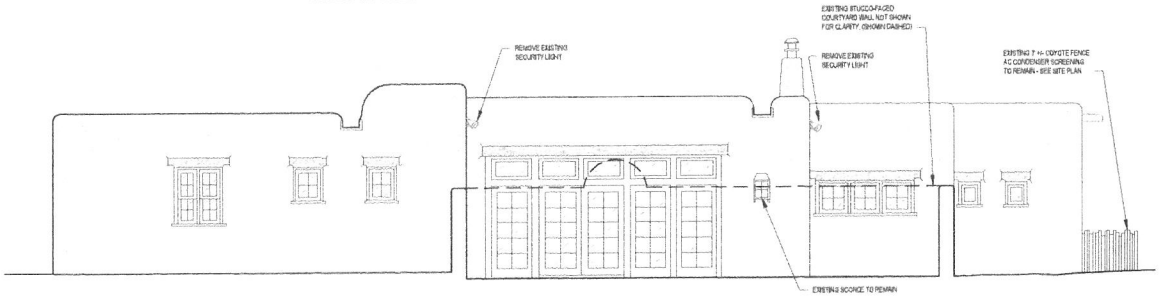
BOLAND - GREULICH RESIDENCE

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-203

NOTE: PROPOSED GARAGE ADDITION NOT SEEN ON THIS FACADE

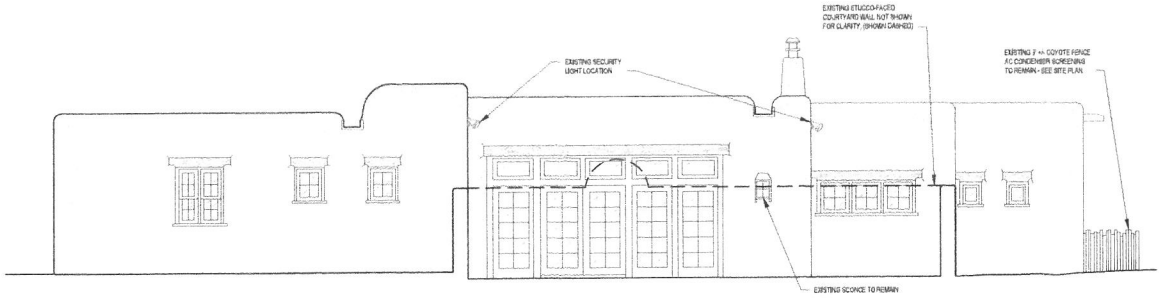


02 PROPOSED WEST EXTERIOR ELEVATION

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

0 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)



01 EXISTING WEST EXTERIOR ELEVATION

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

0 1' 2' 4' 8' 16'

(CAMINO DEL MONTE SOL STREET FACADE)

HOOPES ARCHITECTS

333 MONTEZUMA AVE, SUITE 206
SANTA FE, NM 87501
505.988.5010
www.hoopesarchitects.com

BOLAND - GREULICH RESIDENCE

ARCHITECT'S PROJECT NO. 2408

430 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 08.14.2025

ASI # 4 (RE-BUILD FLUE ON EXISTING FIREPLACE)

EXISTING AND NEW ELEVATIONS

A-204

CJV BUILDERS, LLC
PO BOX 91686
ALBUQUERQUE, NM 87199
(505)269-3974
LIC. #352758

Joe & Cathy Goldberg
1504 Harvard Court
Albuquerque, New Mexico
87106

September 26, 2025

Payment Application #2

Demolition			
Ceiling/walls downstairs, electrical, walls, etc.			
Aug. 8 -(2 men, 8 hours at $90.00 per hour)			$ 720.00
Aug. 14-(2 men, 8 hours at $90.00 per hour)			$ 720.00
Aug 19-(2 men, 4 hours at $90.00 per hour)			$ 360.00
Aug 25-(1 man, 8 hours at $45.00 per hour)			$ 360.00
Aug 29-(1 man, 8 hours at $45.00 per hour)			$ 360.00
Dumpsters-			
MCT waste-(see attached billings)			$ 1,090.11
Dump Fees			
Sandoval County Landfill, City of Alb., and MCT			
See attached billings			$ 190.64
Paradise Village-alarm reconnect with devices			$ 1,700.00
Windows & Doors (exterior)			
Marvin Windows/Doors	$ 93,448.00		
Fleetwood Windows/Doors	$ 150,441.99		
Total	$ 243,889.99		
1/2 Down payment			$ 121,945.00
		Total	$ 127,445.75
		Supervision (8%)	$ 10,195.66
		Total	$ 137,641.41
		Overhead (9%)	$ 12,387.72
		Total	$ 150,029.13
		Tax	$ 11,064.64
		Total	$ 161,093.77

CJV BUILDERS, LLC
a New Mexico limited liability company

by: _____ 9/30/25
Robert P. Baines-Member

_____
Joe Goldberg-Owner

_____
Cathy Goldberg-Owner

_____
Craig Hoopes-Architect

RESIDENTIAL RENOVATION – EXTERIOR COLORS

439 CAMINO DEL MONTE SOL
EASTSIDE HISTORICAL DISTRICT, SANTA FE
APRIL 07, 2025



STUCCO (SAMPLE)

HOUSE AND YARDWALLS COLOR:
"LA LUZ #125 BY EL REY
CEMENTITIOUS COLOR-COAT



EXPOSED WOOD STAIN (STAIN SAMPLE)

EXTERIOR DOOR COLOR:
"RED BRICK" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMIC



WOOD WINDOW AND DOOR COLOR (PAINT SAMPLE)

COLOR: "ANCHORS AWAY"
 # DE5814 BY DUNN EDWARDS



EXPOSED WOOD STAIN (SAMPLE)

EXTERIOR VIGA COLOR:
"NATURAL CEDAR" TONE SEMI-TRANSPARENT
WOOD STAIN BY OLYMPIC

Hoopes Architects Ltd. Co.
333Montezuma Avenue
Santa Fe. NM 87501
505.986.1010


Existing Typical Cinco Soles Compound Garage Door
(IE: To be matched at Proposed One-Car Garage at Lot 1-A)


116 ADOBE 24
117 FAWN 45
124 CORAL 35
125 LA LUZ 20
135 SAHARA 35
197 LA MORENA 19


106 BUCKSKIN 35
107 DENIM 47
108 KOKANEE 54
117 FAWN 45
121 SANDALWOOD 56
122 STRAW 42
124 CORAL 35
125 LA LUZ 20
129 IVORY 74
130 PUEBLO 53
135 SAHARA 35
197 LA MORENA 19

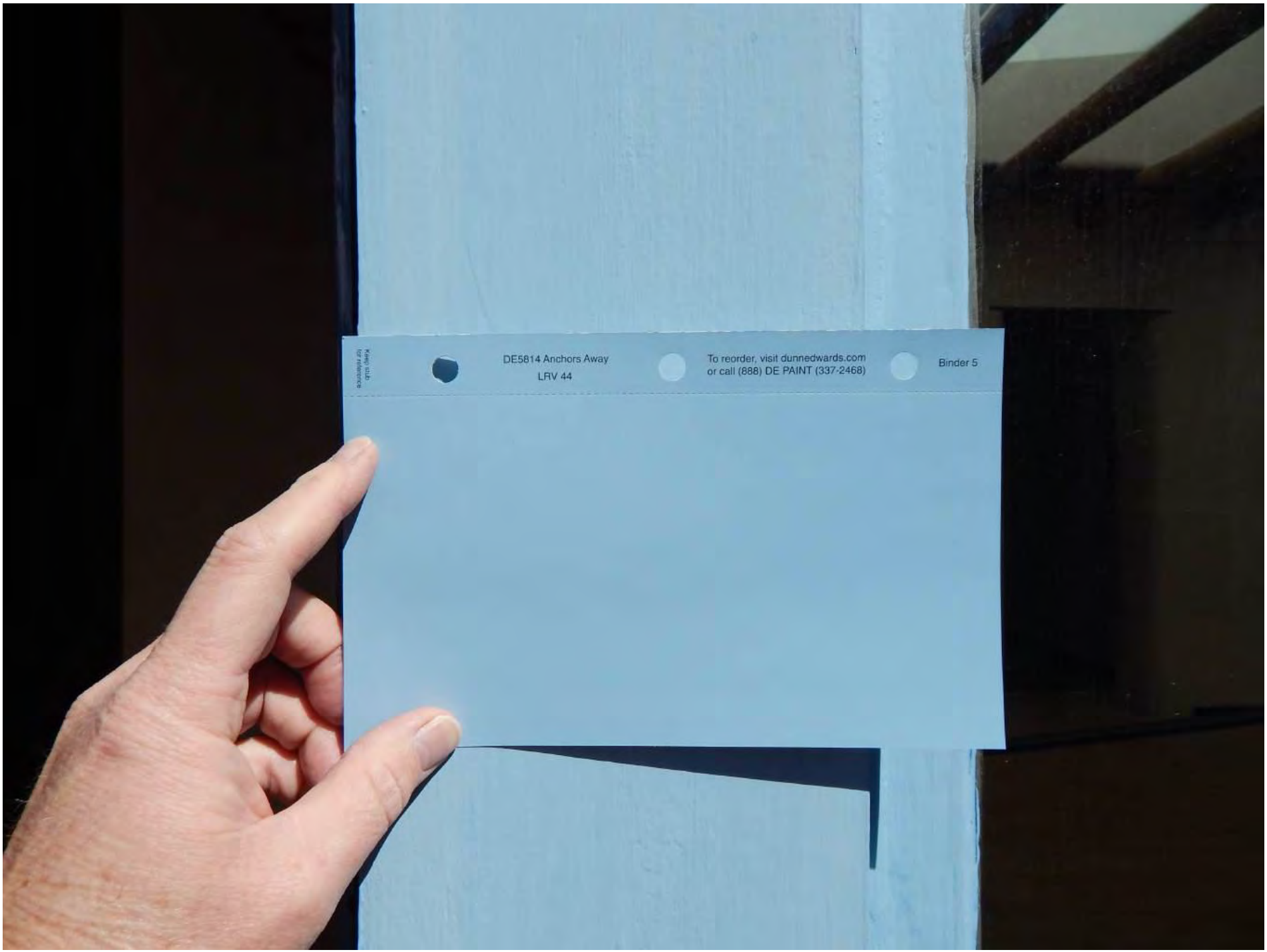

DECK
STAIN
BRICK
RED


OLYMPIC
DECK
STAIN
BRICK
RED
ON PRESSURE
TREATED WOOD





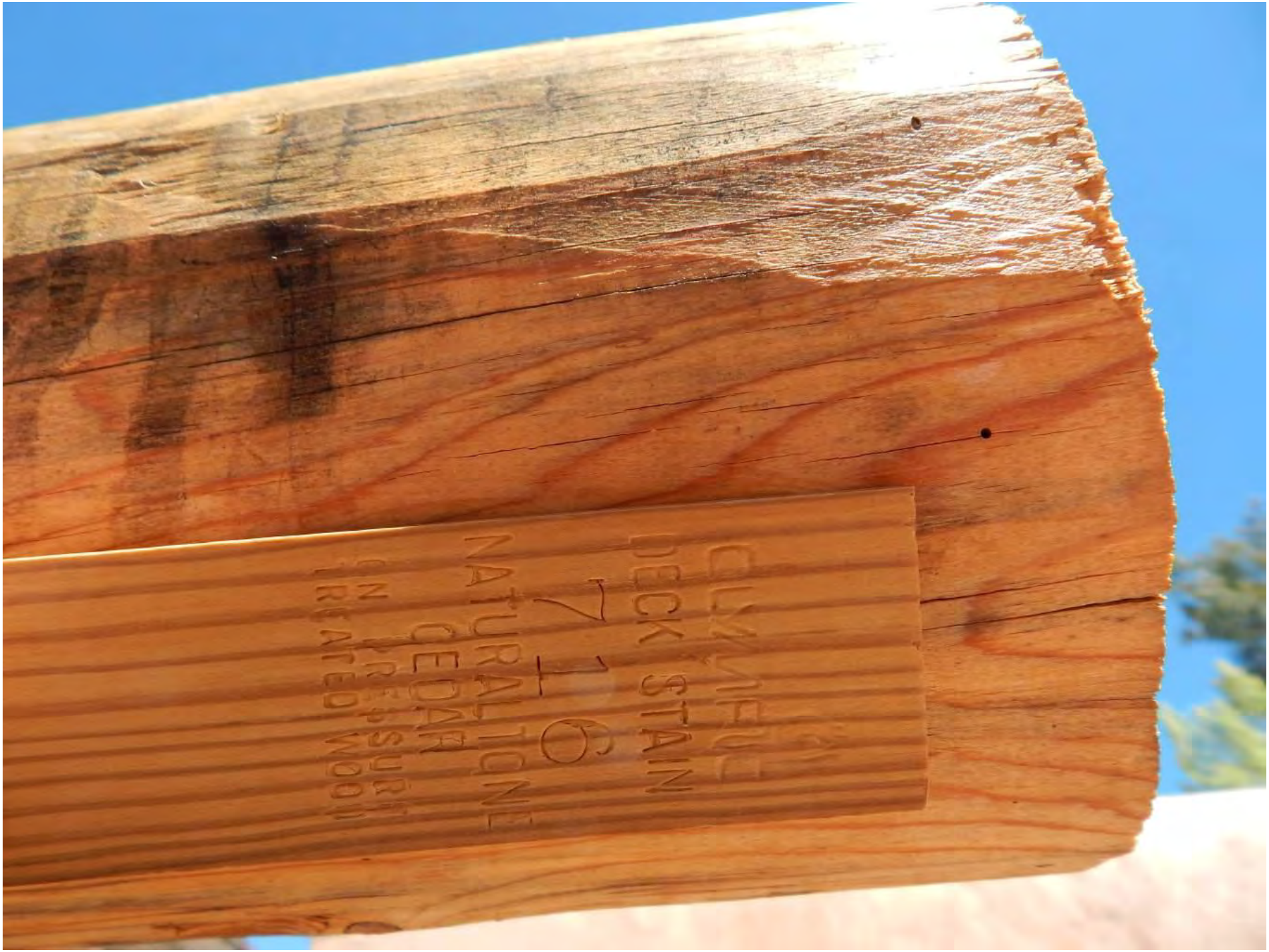

Keep stub for reference
DE5814 Anchors Away
LRV 44
To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)
Binder 5


Keep club for reference
DE5814 Anchors Away
LRV 44
To reorder, visit dunnedwards.com
or call (888) DE PAINT (337-2468)
Binder 5



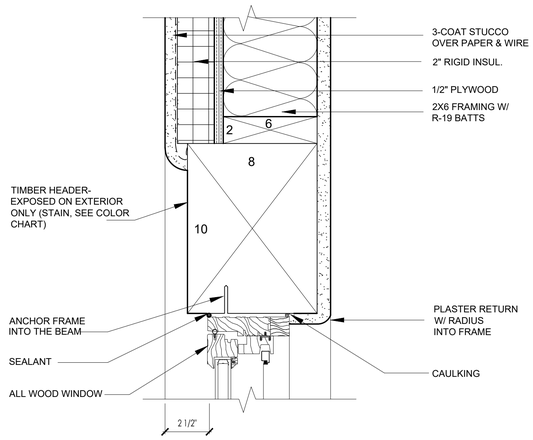




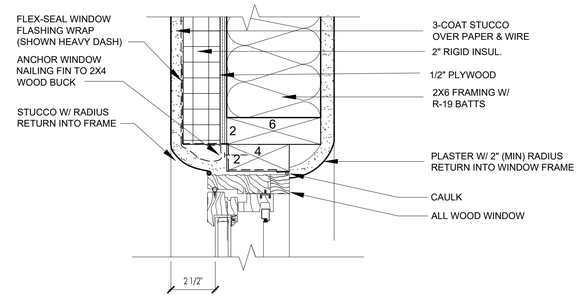

DECK STAIN
716
NATURAL TONE
CEDAR

WINDOW NOTES:

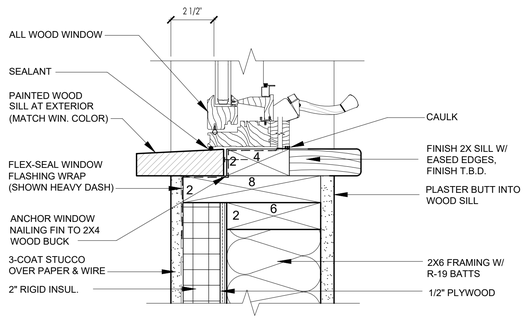
- ALL WINDOWS BY KOLBE, "HERITAGE COLLECTION", CRANK-OUT CASEMENTS W/ LOW E 270 INSULATED GLAZING, WOOD FRAME WITH WOOD EXTERIOR, NO METAL CLAD.
  PAINTED WOOD EXTERIOR TO MATCH EXISTING - SEE COLOR CHART FOR ACTUAL PAINT COLOR
- DIMENSIONS PER EXTERIOR ELEVATIONS
- DIVIDED LITES AND OPERATION PER WINDOW ELEVATIONS, TEMPERED GLASS AS CODE REQUIRES, PROVIDE SHOPS DRAWINGS FOR FINAL APPROVAL BY ARCHITECT
- WINDOWS TO BE RECESSED BACK FROM WALL PER EXTERIOR DETAIL HEREIN
- DIVIDED LITES TO BE 7/8" WITH INTERNAL SPACER BAR - SEE DETAIL



HEAD



JAMB



SILL

01 WINDOW DETAILS AT FRAME WALL
scale: 3" = 1'-0"

STATE OF NEW MEXICO
CHARLES H. HOOPES
NO. 2697
REGISTERED ARCHITECT
4/7/2025

HOOPES ARCHITECTS

333 MONTEZUMA AVE. SUITE 200
SANTA FE, NM 87501
505.986.1010
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BOLAND - GREULICH RESIDENCE

ARCHITECT'S PROJECT NO. : 2408

439 CAMINO DEL MONTE SOL
SANTA FE, NEW MEXICO 87501

ISSUE DATE: 04.07.2025

HISTORIC APPROVAL SET
(FOR PROPOSED GARAGE)

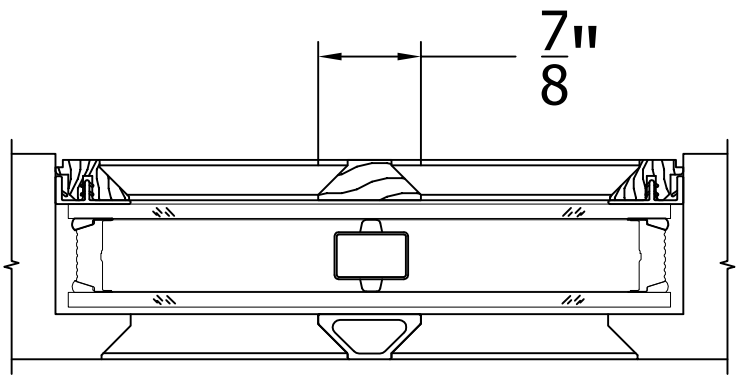
WINDOW DETAILS

A-601

HERITAGE SERIES
PERFORMANCE DIVIDED LITE AND GLAZING BEAD OPTIONS - ALL HERITAGE PRODUCTS

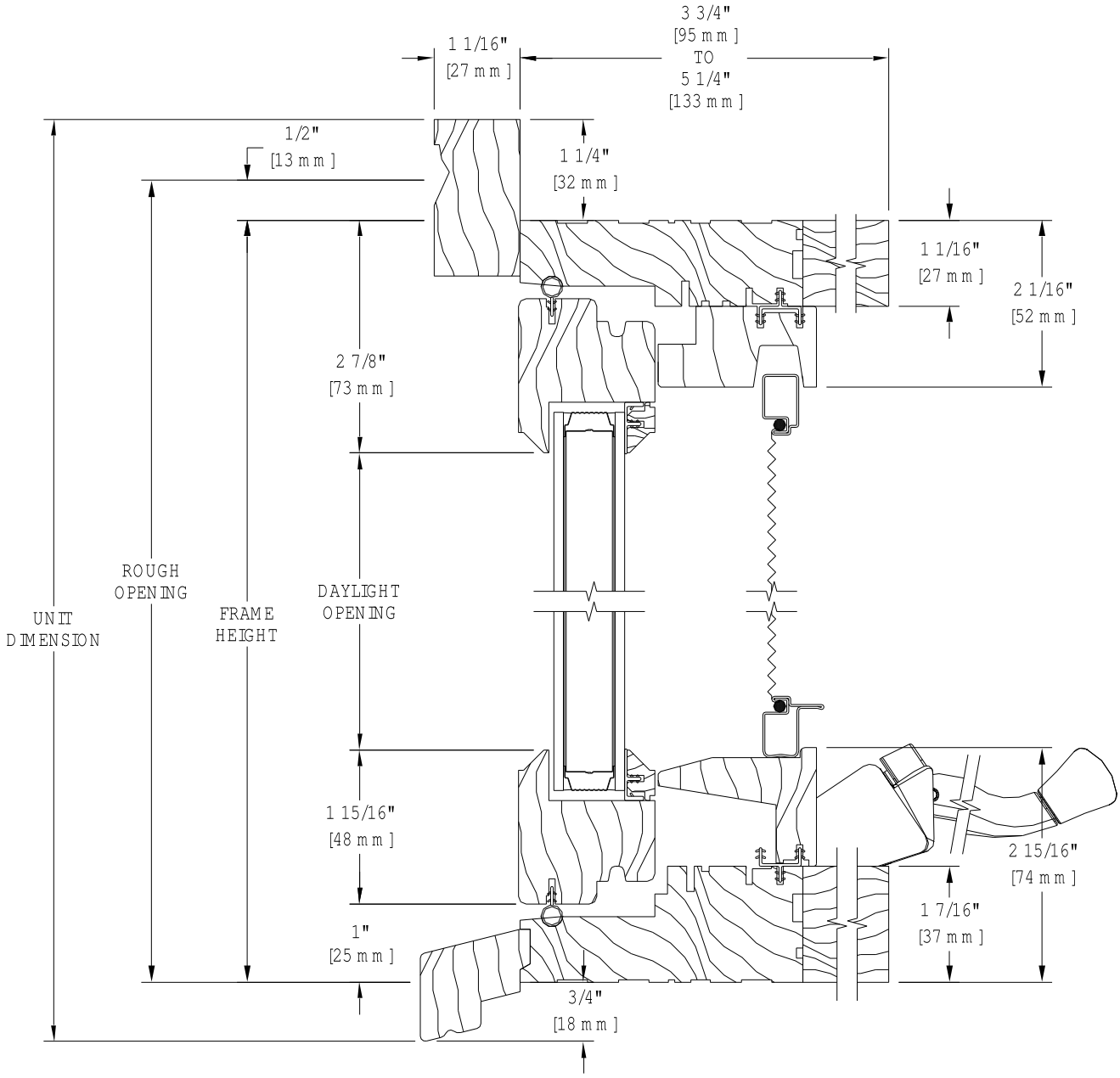
DOUBLE PANE GLASS

Beveled



KOLBE WINDOWS & DOORS

HERITAGE SERIES
CRANK-OUT CASEMENT/AWNING - OPERATING
3-3/4" TO 5-1/4" JAMB - SCREEN - MODERN TRIM OPTION
DOUBLE PANE GLASS
VERTICAL CROSS SECTION



MODERN TRIM JAMB EXTENSIONS CONFIGURATION
FOR JAMB SIZES SMALLER THAN 5 5/16" TO 3 3/4"

2BD836

ADV.3

KOLBE
WINDOWS & DOORS

Heritage Series



We're for the visionaries.®

We're for people who take building to new levels.



We're for people who are passionate about design, who care about the big picture and the smallest detail. We're for people who aren't satisfied with mainstream choices... who push the limits of what's possible with the options and innovations that can only be found in Kolbe windows and doors.



We're for quality craftsmanship.

We're for a tradition of excellence that outlasts the latest design trend. The Kolbe story began with a family and a vision. More than 75 years after the Kolbe brothers began their commitment to producing premium quality windows and doors, products bearing their family name can be found in some of North America's most impressive homes and businesses.

We're for expertise.

We're for people who dream of a personalized design experience. That's why you can't find Kolbe windows and doors in the aisles of a home center. Our products are only available through a Kolbe dealer, because they are as passionate about windows and doors as you are about bringing your vision to life. And they will work with you to make your dream a concrete reality.





We're for possibilities.

We're for people who won't settle for "standard." We're for limitless options and custom solutions that can only be found in Kolbe's made-to-order products. Our team members are craftspeople who focus on building one window or door at a time, to create distinctive products that fulfill your unique vision.

We're for innovation.

We're for people who want to take building to new levels, with advancements in not only extraordinary sizes and shapes, but also ground-breaking products. We're for creative thinking that redefines what's possible, constantly reimagining our windows and doors to elevate style, performance and functionality.



Let us bring your vision to life.



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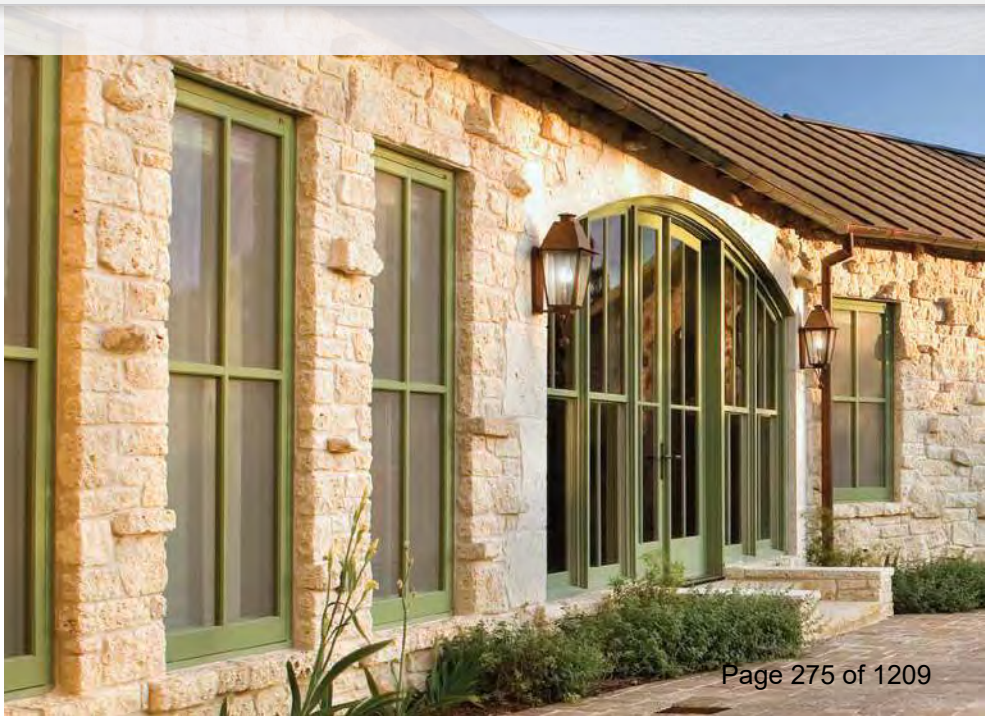




© Kenneth M. Wyner Photography

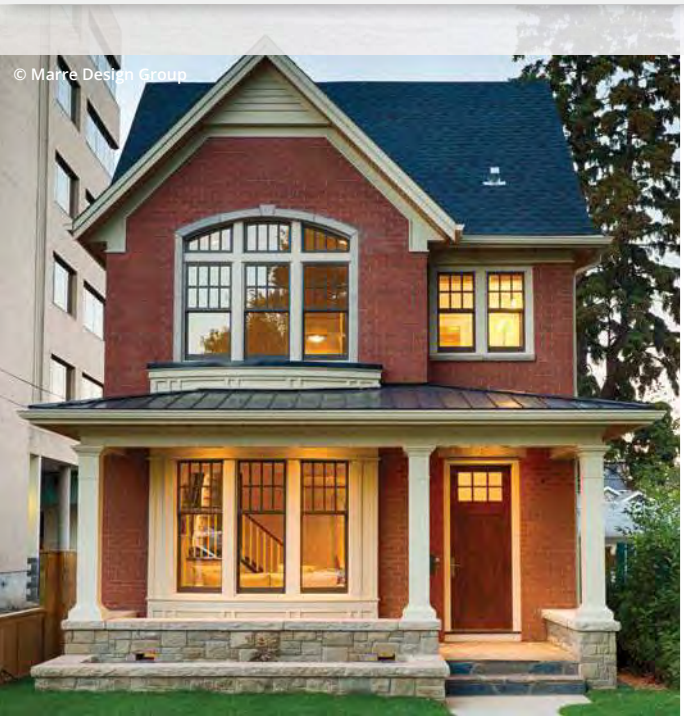
The Heritage Series

All-wood windows & doors designed for architectural & historical authenticity.

Kolbe's Heritage Series windows and doors are carefully crafted with a wood interior and exterior, making it possible to replicate architectural details with authenticity and alignment with historic district requirements. Choose from an extensive array of exterior colors, interior wood species, finishes, divided lite profiles, and more.

The Heritage Series provides:

- Wood exterior available in unfinished, primed, or painted with our K-Kron II finish, for ultimate flexibility
- High performance exterior K-Kron II finish in 40+ standard colors, plus custom blends
- Wood interior in familiar to exotic species, with 20+ standard pre-finishes, plus custom finishes
- Traditional design aesthetics with ability to replicate intricate architectural details
- Divided lite profiles & patterns
- Glazing options for enhanced energy efficiency, decorative & specialty glass needs
- Hardware options & finishes to match any décor
- Automation options for ease of operation


© Marre Design Group




© Scot Hill Photography

Capabilities

Craftsmanship and artistry are hallmarks of Kolbe products. We build innovative windows and doors with a wide array of options. But don't let the standard options limit your imagination.

At Kolbe, we love a good challenge. We welcome projects that require special wood species, custom divided lite patterns, unique shapes, custom finish colors, unusual mulling configurations – you dream it, we'll build it. Our windows and doors are built to order, so you can choose the options that best suit your design and vision. We offer multiple product lines with distinct characteristics and a full breadth of capabilities for customization and personalization.


Photo courtesy of Big Cedar Lodge


© Kenneth M. Wyner Photography

Capabilities

Energy Efficiency

In addition to superior craftsmanship, Kolbe windows and doors offer superior performance. Our products undergo independent testing to ensure the highest quality available. Participation in the Window & Door Manufacturers Association (WDMA) Hallmark Certification and ENERGY STAR® programs ensures that our products are tested to industry standards, allowing them to meet and exceed today's stricter building codes and standards for energy efficiency.

Kolbe's Heritage Series windows and doors can meet the strict California Title 24 Building Energy Efficiency Standards. Talk to your Kolbe dealer about specific products with glass options that help meet these stringent energy efficiency requirements.



Sustainability

Kolbe's all-wood Heritage Series windows and doors offer sustainable solutions for long-lasting, durable products that have a lower carbon footprint than other building materials. Prioritizing resilient design, supported with high-performance products, makes Heritage Series a great choice for the environment.

Our wood species are renewable resources sourced from managed forests, and our standard glass contains 25-30% recycled content. We can also provide The Forest Stewardship Council® (FSC®)-certified wood species for many products (FSC® license code FSC®-C019541).



For energy performance data, visit: **kolbewindows.com/energy**

Kolbe demonstrates a commitment to providing accurate energy data by having products independently simulated, tested, inspected and listed in the NFRC certification program, and making that data available at **kolbewindows.com** and on window labels.

Energy performance data and air, water, structural data is updated on a continuous basis.
For the most current information, contact your local Kolbe dealer.

Kolbe® has been granted The Forest Stewardship Council® (FSC®) Chain-of-Custody Certification, as have many of our dealers. Consult with your dealer about using FSC®-certified wood in your project (FSC® license code FSC®-C019541).

Capabilities

Craftsmanship

Kolbe products are truly built to order, with numerous options and custom solutions that allow us to craft windows and doors exactly to your specifications. You can choose from standard to exotic wood species, sizes, shapes, divided lite profiles and patterns, glass, interior and exterior finishes, brickmoulds, casings, hardware, and more – or we'll work with you to create a custom product, color or finish for a more personalized design.



Moore Architects, LEED® Silver | Photo © Hoachlander Davis Photography

Historical Replication

Heritage Series all-wood products are ideal for replicating architectural details with authenticity, blending traditional design aesthetics with advanced technology, functionality, and optimal energy efficiency. Adhering to strict building codes and historical district requirements, Kolbe's Heritage Series products were the perfect solution for many National Historic Landmarks and National Trust for Historic Preservation projects aross the US.



Photo courtesy of Big Cedar Lodge

Customized options to address historical or architectural design elements are available, including traditional or enhanced glazing options. Please contact your Kolbe dealer.

Style & Design Options

Kolbe offers distinctive style and design options, to make your spaces unique. For the ultimate in personalization, choose from our numerous options, including hardware, glass, divided lites, screens, sills, exterior trim, and more – plus custom solutions to help bring your unique vision to life.

Hardware

Kolbe offers numerous hardware styles and finishes to complement décor or add the finishing touch to a new entrance, sliding or access door. Plus, the added functionality of multi-point locks and automation options on select products adds convenience and security to your living experience. For replicating historic details, chain and pulley systems and spoon locks are available for double hung windows.



Glass

There is so much more to glass than visibility. It can add to the aesthetic, enhance indoor comfort and acoustics, provide privacy or decorative design. When considered holistically, windows and doors can help create environments that offer a sense of well-being and a connection to nature. Kolbe's numerous glass options provide optimum energy efficiency, beauty and performance to enhance your design as well as your lifestyle.

Divided Lites

Add architectural detail to windows and doors with performance divided lites (PDL) or true divided lites (TDL). Choose anything from a traditional, Colonial style pattern to a custom design that accentuates the character and appearance of your home. True divided lites are ideal for historic restoration projects, creating individual panes of glass to mimic original design details. Grilles-in-the-airspace and interior removable wood grilles are also available.



Finish Options

Interior Wood Species

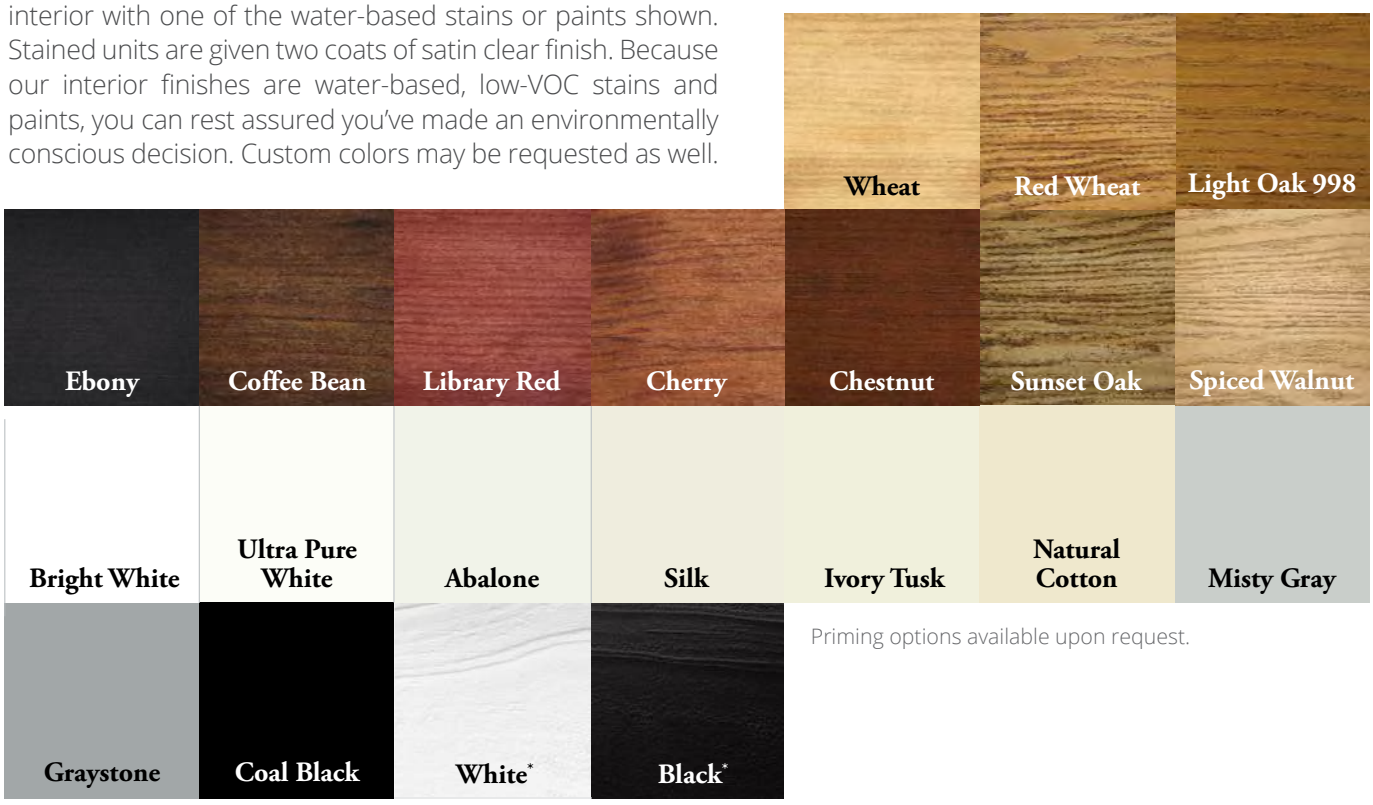
In addition to the standard pine, Heritage Series windows and doors can be constructed of other optional wood species that enhance their look. Pine and other wood species are sourced from managed forests. The Forest Stewardship Council® (FSC®)-certified wood species are also available for green building projects (FSC® license code FSC®-C019541).

Ask about the availability of additional wood species.



Interior Finishes

For units that are ready to install upon delivery, Kolbe's Heritage Series windows and doors can be prefinished on the interior with one of the water-based stains or paints shown. Stained units are given two coats of satin clear finish. Because our interior finishes are water-based, low-VOC stains and paints, you can rest assured you've made an environmentally conscious decision. Custom colors may be requested as well.



Priming options available upon request.

*Applied as a single coat of paint, with some visible wood grain.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Stain colors are shown on pine. A double coat clear finish is also offered. Since no two trees are identical, wood can be expected to differ both in color and graining. These factors will influence the stain's final color.

Printed images of wood species and stain options will vary from actual product colors. Selections should be made based on color samples available from your Kolbe dealer.

Color-matched interior paint is available through any Sherwin-Williams retail store's National Account System in the United States and Canada.

Finish Options

Exterior Colors

Most Heritage Series windows and doors are coated on the exterior with latex primer, ready for your choice of topcoat. Kolbe also offers K-Kron II – a durable exterior finish that enhances and preserves the look of wood windows and doors.

White	Cloud	Ultra Pure White
Abalone	Alabaster	Camel
Mudpie	Nutmeg	Khaki
Sahara	Beige	Natural Cotton
Spiced Vinegar		
Gingersnap	Truffle	Rustic
Shadow	Shale	Smokestack
Timberwolf		
Sapphire	Coastal Storm	Lunar
Steel Gray	Slate	Castlerock
Emerald Isle		
Cider	Copper Canyon	Basil
Mystic Ivy	Mediterranean	Green Tea Leaf
Hartford Green		
Chutney	Roma	Maize
Custom Colors Available		



Wire Brush Finish

Most of Kolbe's Heritage Series wood windows and doors can be further enhanced by our custom wire brush finish. Wire brushing creates a rugged texture and adds character to complement any rustic design.

Due to the nature of the finishes, certain limitations apply. Contact your local Kolbe dealer for more information.

Some options for our products may have limited color offerings or may incur a nominal charge. Check with your Kolbe dealer for further details on pricing and availability.

Printed images of exterior finishes may vary slightly from actual colors. Selections should be made based on color samples available from your Kolbe dealer.

Accessories

Brickmould & Casing

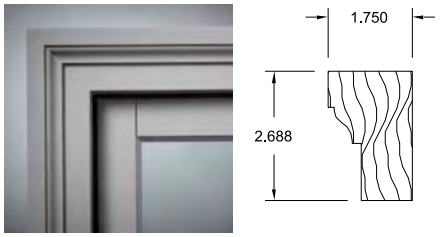
Accentuate the beauty of your home with Kolbe's exterior brickmoulds and casings. In addition to the casings shown, various sill nosings can be applied to enhance the overall appearance and to create the perfect look. Custom brickmoulds and casings are available as well; talk to your local Kolbe dealer for more information.



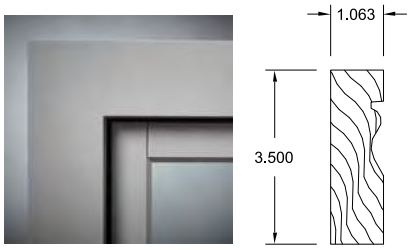
1-15/16" brickmould



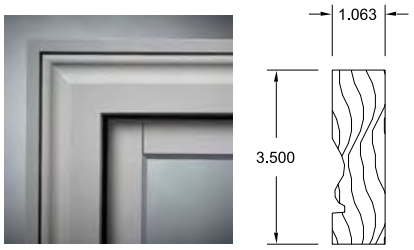
1-15/16" flat casing



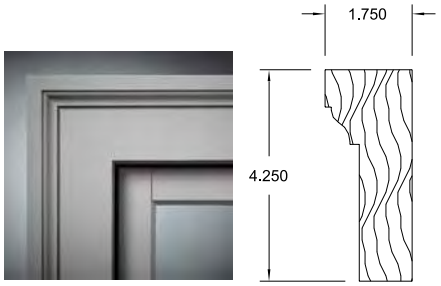
1-15/16" flat casing with backband



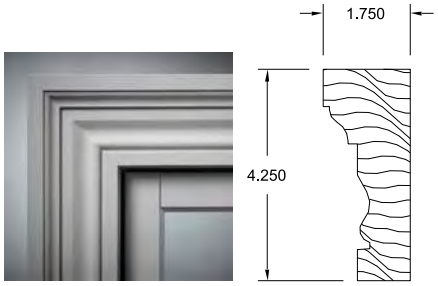
3-1/2" flat casing



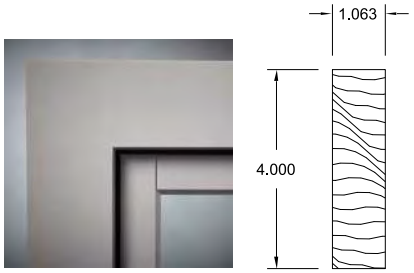
3-1/2" profiled brickmould



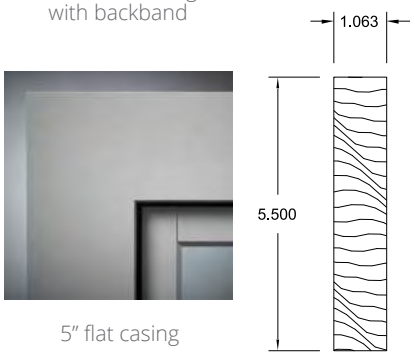
3-1/2" flat casing with backband



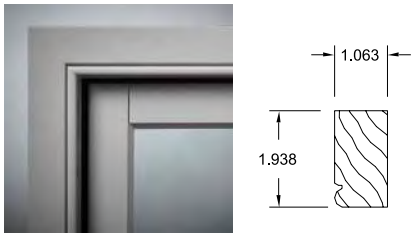
3-1/2" profiled brickmould with backband



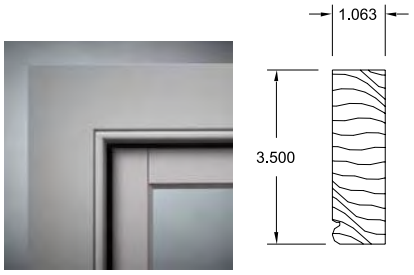
4" flat casing



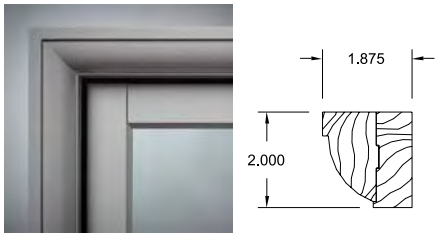
5" flat casing



2" beaded casing



3-1/2" beaded casing



Prospect casing

NOTES: Limitations apply when combining trim options. Not all brickmould profiles are available for all products. Not all profiles are available for radius units. Please consult your local Kolbe dealer for more information.



Click to view more: kolbewindows.com/gallery

Casements

Offering ventilation and plenty of daylight, Heritage Series casements provide excellent energy efficiency. Easy-to-operate handles, corrosion-resistant hardware, and a secure, concealed multi-point locking system on most products contribute to the integrity of these windows. A multitude of styles are available, including French, push-out, inswing, segment head and half-circle top casements.

Crank-Out Casements | Push-Out Casements | Inswing Casements | French Casements | Picture & Transom Units
Picture Combination Units | Bow & Bay Units | Segment Head & Half-Circle Top Units





Crank-Out Casements

Kolbe's crank-out casements combine a simple cranking operation with many options for customization. Swinging out at the side to provide fresh air and ventilation, they close easily and effectively with a tight seal. Crank handles fold down when not in use to prevent interference with window treatments and views.





Standard Features – Crank-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Interior screens with Clay-colored aluminum frames and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks* (lock handles match operator handle colors)
- Corrosion-resistant dual-arm operators with concealed, adjustable hinges *(single-arm operators with concealed, adjustable hinges on "S" Series casements; single-arm operators with Euro hinges for added support on segment head and half-circle top units)*

Options – Crank-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Single-arm operators with Euro hinges
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Retractable screen kit; beveled *(standard)* or square retractable screen covers; wood-wrapped screens *(not available on radius top or "S" series units)*; screens with aluminum or UltraVue® fiberglass mesh and wood frame
- Bow and bay options: insulated platforms, support brackets and oak-veneered head and seat boards
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* Not available on French casements.

Push-Out Casements

Kolbe's push-out casements have a uniquely simple operation. Simply unlock a handle to push open or pull closed. Combining ease-of-operation with authentic style, push-out casements offer Old World aesthetics with today's energy efficiency.





Standard Features – Push-Out Casement

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 3-1/2" plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French push-out casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Retractable screen covers available as beveled *(standard)* or square; screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- High performance modifications
- Field-applied Window Opening Control Device (WOCD)

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.

Inswing Casements

Kolbe's inswing casements are inspired by classic French design with modern updates to meet energy efficiency standards, proving it's possible to honor traditionally beautiful design while making a modern architectural statement. Inswing casements open inward for ventilation and are available in single or French units.





Standard Features – Inswing Casement

- 1-3/4" thick sash
- Bottom rail height is 3-1/2"
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Multi-point locking hardware secures the unit
- Bright Brass handle set as standard
- Sash hang on 3-1/2" x 3-1/2" butt hinges in a Bright Brass finish
- Exterior screens with BetterVue® fiberglass mesh and aluminum screen frames in a variety of colors
- A drip-lip applied to the bottom exterior of the sash and a weep channel system on the sill

Options – Inswing Casement *(not all options are available on all casement types; custom options are also available)*

- K-Kron II exterior paint finish
- French inswing casements
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 7")*
- Screens to match exterior color; screens with aluminum or UltraVue® fiberglass mesh
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.



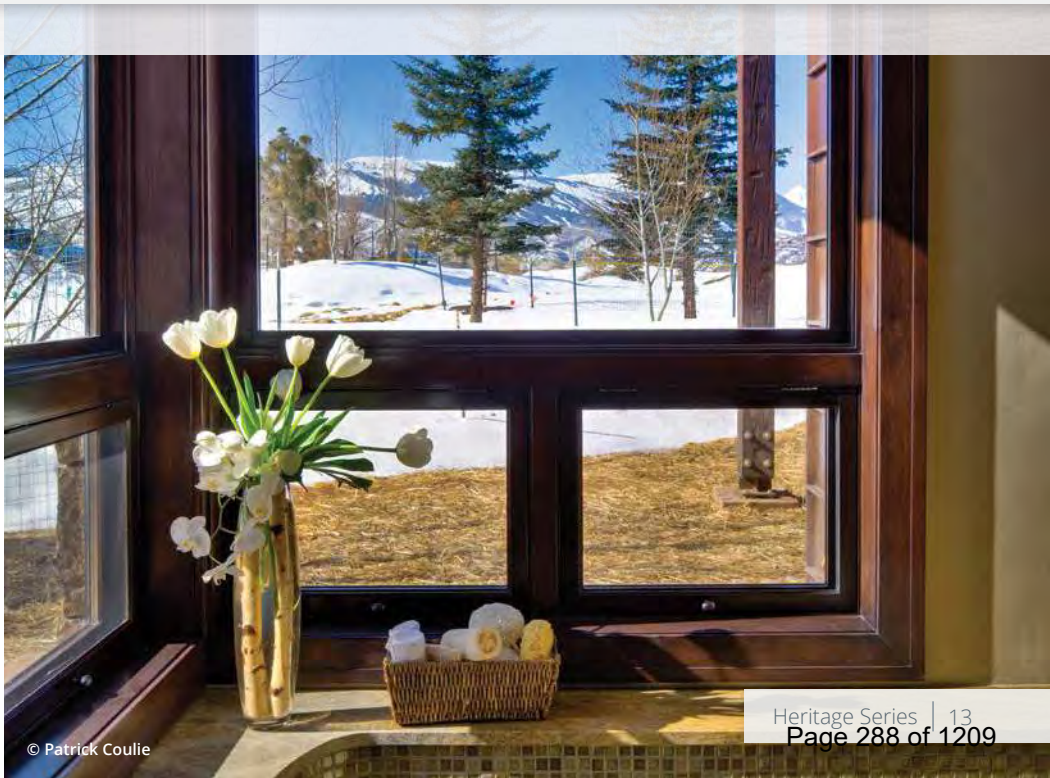
Click to view more: kolbewindows.com/gallery

Awnings

Heritage Series awning windows open outward from the bottom, so they are fully functional even when there is a gentle rain outside. Awnings offer unique style and architectural interest to any room, and are the perfect complement to other Kolbe® windows and doors. Nesting handles and dual-arm operators make these windows easy to operate, with additional light and ventilation..

Crank-out Awnings | Push-out Awnings | Picture Units | Picture Combination Units | Mulled Configurations





Crank-Out Awnings

Crank-out awnings open outward from the bottom with a crank handle that folds down when not in use. Choose motorized operators for an effortless way to open and close your window, especially when it's in a hard-to-reach place.





Standard Features – Crank-Out Awning

- 1-3/4" thick sash
- Overall jamb depth is 4-9/16" *(basic box width is 3-1/2")*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Exterior wood parts are treated
- 1-15/16" exterior brickmould applied
- Exterior frame and sash are latex applied
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Interior insect screen with Clay-colored aluminum frame and BetterVue® fiberglass mesh
- Clay-colored nesting handles, operator covers and multi-point locks
- Folding corrosion resistant operators with concealed, adjustable hinges

Options – Crank-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Universal design handle and lock in White or Clay
- Motorized window system
- Screens with White, Beige, Sand, Dark Bronze Anodized, Clear Anodized, or Coal Black frames
- Screens with aluminum or UltraVue® fiberglass mesh
- Wood wrapped screens; retractable screen kit; beveled retractable screen covers *(standard)* or square
- Extension jambs *(up to 12" applied; over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.

Push-Out Awnings

The simple operation of push-out awning windows makes them ideal for adding ventilation to any room. The sash pushes out and pulls in tightly to the frame. Weatherstripping prevents air infiltration, making them another great energy-efficient option.





© Tarleton Photography

Standard Features – Push-Out Awning

- 1-3/4″ thick sash
- Overall jamb depth is 4-9/16″ *(basic box depth is 3-1/2″ plus extensions)*
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Single-point lever handle in an Oil-Rubbed* finish
- Concealed hinges *(segment head and half-circle top units use Tri-Euro hinges for added support)*

Options – Push-Out Awning *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Extension jambs *(up to 12″ applied, over 12″ shipped loose for field application)*
- Wood frame hinged/swinging screen or retractable screen with BetterVue® fiberglass mesh *(segment head and half-circle top casements are only available with a hinged/swinging screen)*
- Beveled *(standard)* or square retractable screen covers
- Screens with UltraVue® fiberglass mesh *(hinged/swinging screen only)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
BetterVue® and UltraVue® are registered trademarks of PHIFER INCORPORATED.
* The Oil-Rubbed finish is a living finish, which means that it will change appearance over time with use.



Photo provided by North Atlantic Corp.

Click to view more: kolbewindows.com/gallery

Double Hungs

Kolbe offers a variety of double hung windows for residential or commercial projects, from historic restoration to remodeling. Quality details adorn the classic design of Heritage Series all-wood double hungs, with smooth operation, venting options, and removable sash for easy cleaning. There are many options and configurations to choose from, including cottage-style and radius-topped units or triple pane glass options for increased energy efficiency.

Sterling Double Hungs | XL Sterling Double Hungs | Traditional Double Hungs
Old World Classic Double Hungs | Cottage-Style & Reverse-Cottage Style | Studio & Transom Units
Picture Combination Units | Segment Head & Half-Circle Top Units | Single Hungs





© Kenneth M. Wyner Photography, Inc.

Sterling Double Hungs

Whether residential or commercial, Sterling double hungs are made to blend seamlessly with the grandest décor. A patented interior wood cover conceals the jambliner, giving the windows a rich, all-wood appearance. The XL Sterling double hung offers a boost in performance and enhances the architectural design with oversized openings.





Standard Features – Sterling Double Hung

- 1-3/4" thick sash
- Overall jamb width is 4-9/16" *(basic box width is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16", slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Wood interior head parting stop
- Clay-colored heavy duty Signature sash lock with a dual positioning lever allows sash to be unlocked, operated and tilted in from one location
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Concealed balance system
- Wood-wrapped jambliner closure on the interior *(unless interior is prefinished white or primed, then jambliner will be white)* and a primed, extruded aluminum jambliner closure on the exterior hides balance system

Standard Features – XL Sterling Double Hung *(includes Sterling double hung standard features, with the exception of the following substitutions):*

- Overall jamb depth is 5" *(basic box depth is 5")*
- Class 5 balances capable of carrying heavier loads

Options – Sterling Double Hung/XL Sterling Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Class 5 balances available for commercial specifications or larger units
- Universal design crank handle hardware kit in White
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Sash limiters for safety
- Galvanized steel installation clips
- Full or half aluminum frame insect screen with aluminum, BetterVue® or UltraVue® fiberglass mesh; retractable insect screen kit with beveled or square cover
- Factory-installed Window Opening Control Device (WOCD)
- Segment head, cottage style segment head, half-circle top, and cottage style half-circle top units
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Traditional Double Hungs

Kolbe's traditional double hungs offer classic styling, with a sloped sill to help guard against water damage. Available as cottage-style units or radius-top shapes, traditional double hungs open and close smoothly and effortlessly, with a tilt-in or removable sash for easy cleaning.


© Pearson Photography


Moore Architects, LEED Silver | Photo © Hoachlander Davis Photography

Standard Features – Traditional Double Hung

- 1-3/8" thick sash
- Overall jamb depth is 4-9/16" *(basic box depth is 4-9/16")*
- Frame thickness is 3/4" at side jambs and head
- Sill thickness is 1-3/16"; slope is 14°
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Rigid PVC head parting stop with flexible fins and waterseal at the sill
- Clay-colored heavy duty sash lock
- Machined finger grooves on the top rail of the upper sash and bottom rail of the lower sash
- Spring-loaded block-and-tackle mechanical balances to carry the sash weight
- Beige PVC jambliners with compression foam backing

Options – Traditional Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- No finger grooves in top, bottom or both sash
- White jambliners
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Full or half screens with aluminum frames and options for BetterVue® or UltraVue® fiberglass screen mesh or aluminum screen mesh; frames will match the exterior color of the unit
- Factory-installed Window Opening Control Device (WOCD)
- Sash limiters for safety
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Old World Classic Double Hungs

Old World Classic double hungs bear the charm and character of early double hung windows. Ideal for historically-accurate replication projects, their visible brass pulley system with solid brass chains and alloyed weights accentuates the design details, while allowing fluid operation. Specifically engineered for each unique project, Old World Classic windows offer an unprecedented level of customization – even as triple hungs, radius-tops, and cottage-style units.





Standard Features – Old World Classic Double Hung

- 1-3/4" thick sash
- Basic frame jamb width is 6-9/16"
- Constructed of pine with pine interior head parting stops and side stops
- Energy efficient, insulating Solar Low-E glass
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Heavy duty sash lock with Antique Brass finish
- Brass chains and pulleys
- A proportionate balance between sash and alloyed weights creates a one-to-one ratio

Options – Old World Classic Double Hung *(custom options are also available)*

- K-Kron II exterior paint finish
- Interior casing
- Prep for stool
- Exterior brickmould and casing *(pg. 8)*
- Projected sill nosing, extended sill horns or no sill nosing
- Available as single, double or triple hung
- Ogee lugs integrated into the top sash stiles
- Oil-Rubbed*, Bright Brass, Polished Nickel and Satin Nickel chains and pulleys
- Half or full screens with BetterVue® or UltraVue® fiberglass screen mesh, or aluminum mesh, and aluminum frames that match unit's exterior color
- Galvanized steel installation clips
- High performance modifications



Brass chains and pulleys



Brass sash locks



Optional ogee lugs

View **Style Options & Technical Data** ▸

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
* The Oil-Rubbed finish is not available on curved sash lift handles.
This is a living finish, which means that it will change appearance over time with use.
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Customized options to address historical or architectural design elements are available. Please contact your Kolbe dealer.



Photo © Dan Mullins

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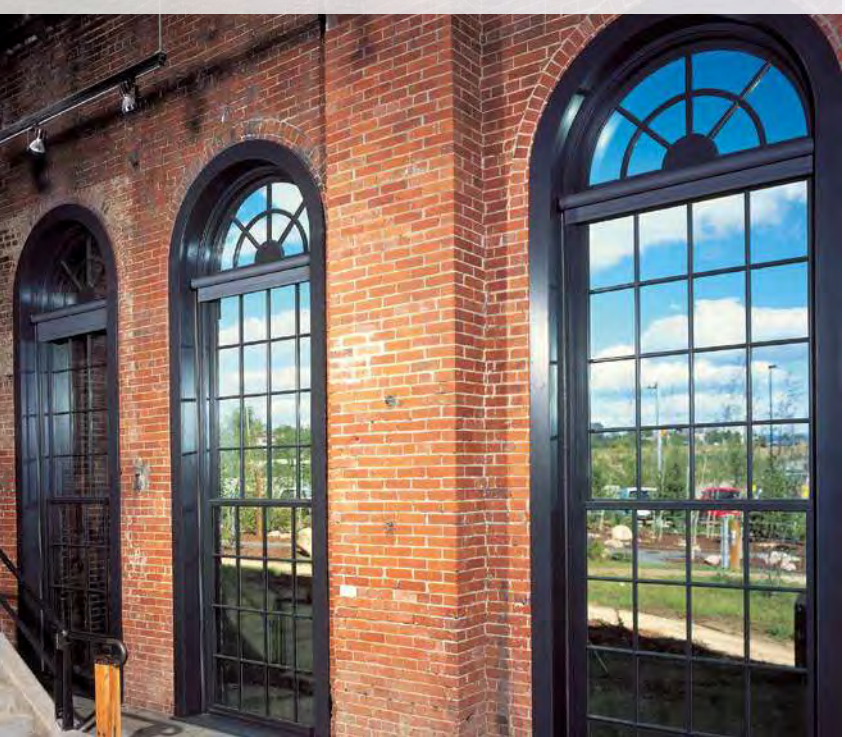
Specialty Windows

Heritage Series specialty windows are available in a variety of sizes, shapes and styles. Add radius or geometric windows to create a focal point, extend the daylight or replicate architectural details. Half-circle or elliptical units stacked above other Kolbe windows and doors create gracious curves and allow more light to enter your room. Follow the slope of a roofline or comprise a window wall with a variety of angled shapes, from triangles and trapezoids to pentagons, diamonds, or any shape you can imagine. Integrate pass-through capabilities with expansive folding windows and screens.

Folding Windows | *Radius Windows* | *Geometric Windows*





Folding Windows

Folding windows can infuse a room with a remarkable amount of fresh air by offering openings up to 52 feet wide. With up to 8 panels per side, folding windows are highly customizable with numerous configurations available. These made-to-order windows open up spaces dramatically by extending the living area to the outdoors, and allowing pass-through convenience.





Standard Features – Folding Windows

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding windows feature LVL locking stiles; stiles and rails are a nominal 3″ wide
- Frame setup up to 177″ wide x 77-1/8″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point* mortise latch with handle set in a Bright Brass finish
- Thick oak interior threshold

Options – Folding Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick panel
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Single-point hardware for access panel
- Concealed shootbolt locking hardware for folding panels
- Stile and top rail options: 4-5/8″ or 6″
- Bottom rail options: 4-5/8″, 6″, 7-9/16″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Face-mounted flush bolt locking hardware on folding panels
- Uno or Aria handle set for folding panels with concealed shootbolt locking hardware
- Hinges with handles in Bright Brass, Chrome, Satin Nickel and Matte Black
- Finger pulls for panels without hinge handles
- Magnetic latches or panel stays to help keep windows stationary while open
- Black pleated retractable insect screens; black pleated sliding screens on units with the frame setup
- Recessed floor track sill *(interior)*, weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Minimum panel height is 36″, minimum panel width is 16″, maximum panel height is 72″ and maximum panel width is 39-3/8″.
* Minimum panel height for multi-point hardware is 36″.

Radius Windows

Kolbe makes radius windows in stand-alone full circles, half-circles, quarter-circles, ellipticals, ovals and custom shapes. Half-circle or elliptical windows can be stacked over other Kolbe windows and doors to create larger window walls. We build our radius windows to order so that their profiles match those of the windows they complement.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© James R. Salomon Photography

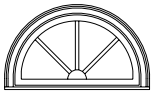
Standard Features – Radius Windows

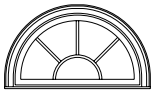
- 1-3/4″ thick sash
- Overall jamb width is 4-9/16″
- 3″ straight legs on half-circles
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads

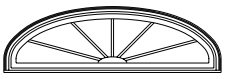
Options – Radius Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes such as bell-tops and gothic-tops
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extended legs or no legs on half-circles
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

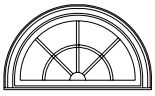
Radius Divided Lite Patterns *Dimension calculation formulas for radius units vary per unit and application. Please contact your Kolbe dealer for formulas.*

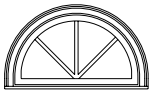

Sunburst

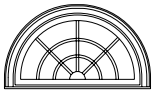

Open Hub Sunburst


Elliptical Sunburst

NOTE: 2-1/4″ PDL bars are not available for patterns with curved bars. Some designs may have a composite material for the exterior PDL bar.


Double Cut Sunburst


Starburst


Triple Cut Sunburst


Spider Web

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

Geometric Windows

Make your design truly distinctive with Kolbe's geometric windows. These angled attention-grabbers create an impactful focal point and accentuate the architectural design. Kolbe can produce various window shapes and sizes, with a vast array of glazing options to create a light-filled room with a uniquely framed view..


© Roger Wade


© Dan Mullins

Standard Features – Geometric Windows

- 1-3/4" thick sash
- Overall jamb width is 4-9/16"
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and sash are latex primed
- Energy efficient, insulating Solar Low-E glass
- Glazing is sash set to the interior with beveled wood glazing beads
- Standard geometric shapes include triangles, octagons, hexagons, pentagons, trapezoids, and diamonds

Options – Geometric Windows *(custom options are also available)*

- K-Kron II exterior paint finish
- Custom shapes
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Glazing may be direct set
- Extension jambs *(up to 12" applied, over 12" shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.

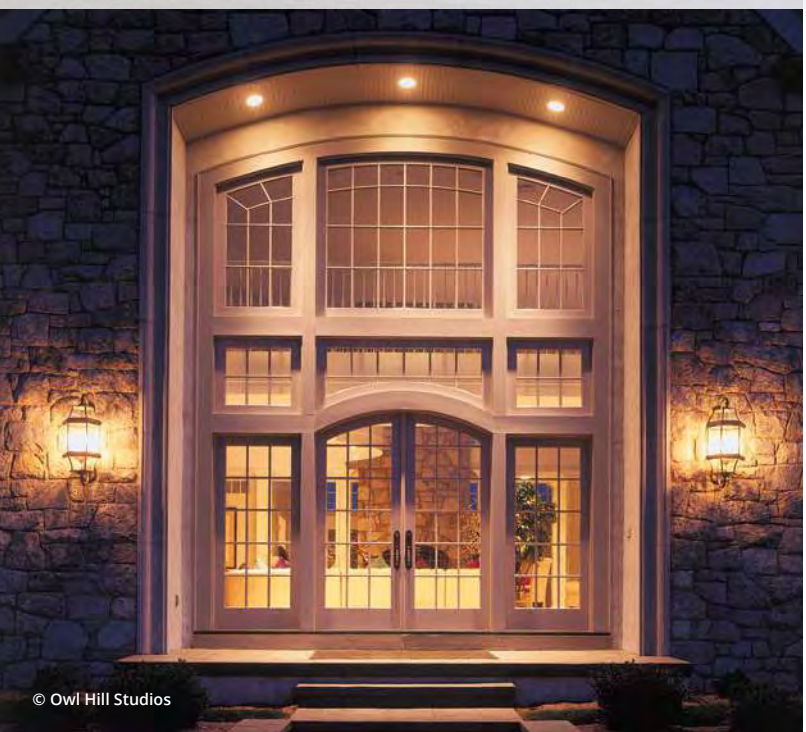


Click to view more: kolbewindows.com/gallery

Doors: Entrance to Expansive

Whether it's a stunning entryway or a passageway to an outdoor living area, Heritage Series doors bring beauty and elegance to any project. Customize an entry to exemplify your personal aesthetic or enhance your swinging doors with matching transoms, sidelites or radius units. Take indoor-outdoor living to various levels with sliding or folding doors, utlizing Kolbe's custom solutions and nearly endless options for glass, divided lites, hardware, finishes, and more.

Sliding Doors | Folding Doors | Inswing Doors | Outswing Doors | Raised Panel Doors
French Doors | Sidelites & Transoms | Commercial Doors



© Owl Hill Studios



© Andrea Rugg Photography

Sliding Doors

Sliding doors are a space-saving way to connect your indoor and outdoor living spaces. Slide them from side-to-side to operate in two-, three- or four-wide configurations to create easy access to the outdoors. Sliding doors are available in various sizes to accommodate new construction or remodeling projects.





Standard Features – Sliding Doors

- 1-3/4″ thick sash
- Standard jamb width is 5″
- 3″ wide LVL stiles and rails
- Frame setup
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- All wood interior for clean look
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame and panels are latex primed
- Tandem rollers with adjustable, ball-bearing wheels carry the sliding panel
- Single-point mortise latch with handle set in a Bright Brass finish
- Screens with BetterVue® fiberglass mesh and extruded aluminum frames
- One-piece, pultruded fiberglass sill with continuous aluminum sill nosing and fiberglass sill filler
- Thick oak interior threshold

Options – Sliding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Available with wide stiles and rails *(stiles and top rail are a nominal 4-5/8″, bottom rail is 7-9/16″ or 12 5/8″)*
- 2-1/4″ thick panels
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Two types of escutcheon styles: bell and arch *(multi-point only)*
- Multi-point lock
- Keyed lock
- Secondary security lock
- Corrosion-resistant hardware
- Automated operation
- Sliding screen with fiberglass mesh and extruded aluminum screen frames
- Screens with UltraVue® fiberglass mesh or aluminum mesh
- Extension jambs in a wide variety of sizes *(shipped loose for field application)*
- Galvanized steel installation clips
- High performance modifications

Operational Options

3-Wide Unit

- Operation = Active-Fixed-Active (AFA)

4-Wide Unit

- Operation = Fixed-Active-Active-Fixed (FAAF)

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
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Folding Doors

Breathe in fresh air, add architectural interest, and merge outdoor and indoor spaces with folding doors that swing out, fold to one side, or split and fold to either side. With up to 8 panels per side, folding doors allow massive views up to 45 feet wide – plus 90˚ custom corner configurations. Enjoy indoor-outdoor living with these expansive openings.





Standard Features – Folding Doors

- 1-3/4″ thick sash
- 6-9/16″ minimum jamb width
- Folding doors feature LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high
- Frame setup up to 177″ wide x 106″ tall; all others knocked down
- Constructed of pine with pine interior stops
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Energy efficient, insulating Solar Low-E glass *(tempered glass is standard on folding doors)*
- Glazed to the interior with beveled wood glazing beads
- Bronze Anodized weep sill
- Grooved guide rollers with adjustable, ball-bearing wheels carry the folding panels
- Multi-point mortise latch with handle set in a Bright Brass finish
- Face-mounted flush bolt locking hardware on folding panels
- Thick oak interior threshold

Options – Folding Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- Bottom rail options: 4-5/8″, 6″ or 12-5/8″
- 2-1/4″ thick panel
- Extension jambs in a wide variety of sizes *(shipped loose for field application if over 12″)*
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Concealed shootbolt locking hardware for folding panels
- Single-point hardware for access door
- Black pleated sliding screens available up to 177″ wide x 102″ tall *(screen opening size; screen only available on units with the frame setup)*
- Recessed floor track sill *(interior),* weep or non-weep in Bronze Anodized finish
- Clear Anodized weep sill
- Galvanized steel installation clips

View **Style Options & Technical Data**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
Limitations may apply. See your Kolbe dealer for product specifics.

Inswing Doors

Whether it's an entrance door or a sliding door, Kolbe offers custom options to personalize any entryway. Choose from various glass, panel configurations, wood species and finishes to make a personal statement. Add further distinction to a single, double or French unit with sidelites or transoms.





Standard Features – Inswing Doors

- 1-3/4" thick sash panel prehung in the 1-5/16" frame; entrance doors are prehung in the 3/4" frame with a 9/16" stop
- Standard jamb width is 4-9/16"
- LVL locking stiles; stiles and top rails are a nominal 4-5/8" wide; bottom rail is a nominal 7-9/16" high
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16" exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- HLS 9000 stainless steel multi-point locking hardware on single door panels; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in a Gold-painted finish
- Sliding screen with BetterVue® fiberglass mesh and extruded aluminum frames
- Bronze Anodized aluminum, self-draining exterior sill with an oak interior threshold

Options – Inswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4" thick door panels
- Extension jambs in a variety of sizes
- 3" or 6" optional stiles and optional 12-5/8" bottom rail
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Electronic multi-point lock *(available for select single-panel doors up to 8' high with stiles wider than 3"; not available on double or French door configurations. Not recommended for coastal applications.)*
- Adjustable, 4" x 3-5/8" hinges with 5/8" radius corners in additional finishes
- Non-adjustable, residential 4" x 4" ball-bearing hinges with 1/4" radius corners in a variety of finishes
- Non-adjustable, commercial-grade 4" x 4" ball-bearing hinges with square corners, and 4-1/2" x 4-1/2" hinges in select finishes
- Self-closing, swinging screen includes a spring-loaded lock, aluminum screen frame to match unit exterior and choice of BetterVue® or UltraVue® fiberglass mesh or aluminum mesh
- Clear Anodized weep sill
- Adjustable sills in Bronze or Clear Anodized
- Oak or Mahogany sills
- Thermal break or non-thermal break ADA-compliant sills
- Galvanized steel installation clips

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.
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Outswing Doors

Outswing doors are available with the same multitude of options as inswing doors, but swing outward for areas that have space constraints. Outswing entrance doors are available in single, double and French units, and can be customized with sidelites or transoms to create a distinctive opening.





Standard Features – Outswing Doors

- 1-3/4″ thick sash panel, prehung in the 1-1/16″ frame with a 1/2″ rabbeted-in stop
- Standard jamb width is 4-9/16″
- LVL locking stiles; stiles and top rails are a nominal 4-5/8″ wide; bottom rail is a nominal 7-9/16″ high on all doors
- Constructed of pine, with pine interior stops and wood mull casings on mulled units
- Joints between stiles and rails are fastened with splined hardwood dowels
- Energy efficient, insulating Solar Low-E glass
- Glazed to the interior with beveled wood glazing beads
- 1-15/16″ exterior brickmould applied
- Exterior wood parts are treated
- Exterior frame is latex primed
- Hoppe® European style Toronto handle set in a Bright Brass finish
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in a Bright Brass finish
- Bronze Anodized aluminum bumper sill with oak interior threshold

Options – Outswing Doors *(custom options are also available)*

- K-Kron II exterior paint finish
- 2-1/4″ thick door panels
- Extension jambs *(up to 12″ applied; over 12″ shipped loose for field application)*
- 3″ or 6″ optional stiles and optional 12-5/8″ bottom rail
- High profile panel moulding
- Interior casing
- Exterior brickmould and casing *(pg. 8)*
- Electronic multi-point lock *(available for select single-panel doors up to 8′ high with stiles wider than 3″; not available on double or French door configurations. Not recommended for coastal applications.)*
- HLS 9000 stainless steel multi-point locking hardware on single panel doors; French doors have a 3-point lock on the active panel and a 2-point lock on the less active panel
- 2-point flush bolt lock on less active panel of French doors
- Single-point locking system
- Adjustable, 4″ x 3-5/8″ hinges with 5/8″ radius corners in a variety of finishes
- Non-adjustable, residential 4″ x 4″ ball-bearing hinges with 1/4″ radius corners in additional finishes
- Non-adjustable, commercial- grade 4″ x 4″ ball-bearing hinges with square corners, and 4-1/2″ x 4-1/2″ hinges in select finishes
- Clear Anodized bumper sill
- Oak or Mahogany sill
- Thermal break or non-thermal break ADA-compliant sill
- Galvanized steel installation clips
- High performance modifications

View **Style Options & Technical Data ▸**

(Click to view hardware, glass, divided lites, finishes, and more, as well as performance and specification details.)

NOTE: All measurements are nominal.
All-wood sills are not recommended for use in high moisture conditions.

Professional Tools

Kolbe prides itself on offering the tools and resources architects, builders and other industry professionals need to complete their projects. From product specifications and 3D models to continuing education courses and webinars, Kolbe supports all of your project needs.



Photo provided by North Atlantic Corp.

AIA/CES Courses

As a Registered AIA Continuing Education Services (CES) provider, Kolbe provides AIA Learning Units (LU) and/or Health, Safety & Welfare (HSW) credits as required per state and/or professional memberships to meet yearly requirements.

Virtual Showrooms

Experience Kolbe's full capabilities through two interactive showrooms filled with product displays and custom solutions.

Showroom Tour

Browse through 26 displays to see Kolbe's innovative products and options in unique configurations.

Exhibit Tour

brand new booth from IBS 2023, filled with trendy solutions for modern living.





Navigate the **Virtual Showrooms**

Architect Library

Kolbe's Architect Library is the main resource for specifying Ultra Series windows and doors. Search detailed product information and technical data, including:

- Cross section drawings
- Elevation charts
- 3D Revit® models
- CSI specifications
- Installation instructions

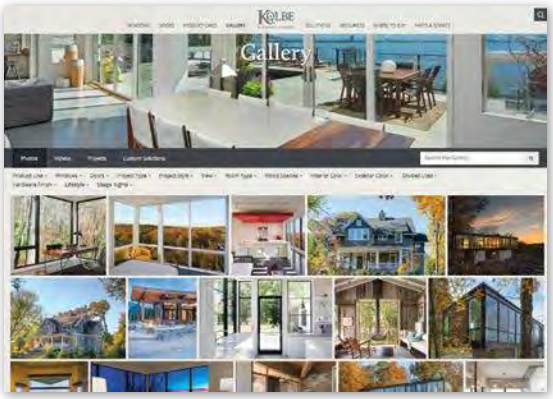
Additional resources include:

- Door configurations
- Clear openings
- Care & maintenance guide
- Acoustic data
- Energy performance
- Performance class & grade
- Product brochures
- Color & design samples
- Warranties

Explore **Professional Tools**

Inspiration Gallery

Browse through photos, videos, project profiles and custom solutions.



Browse the **Inspiration Gallery**



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Street view of entry gate on Camino del Monte Sol



Street view on Camino del Monte Sol (house uphill on left)



Street view of house on Camino del Monte Sol



Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol



Street view of house on Camino del Monte Sol



Street view of house on Camino del Monte Sol


Street view of house on Camino del Monte Sol
("service" gate at rear of house)



Entry View (north elevation) of house on Camino del Monte Sol



North Elevation



North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


North Elevation


East Elevation



East Elevation


East Elevation


East Elevation


East Elevation


East Elevation


South Elevation


South Elevation


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard)


South Elevation
(rear courtyard wall)


South Elevation
(rear courtyard wall)

South Elevation
(rear courtyard)


South Elevation (rear courtyard gate)


South Elevation
(rear courtyard gate and wall,
condenser fence screening in
foreground)


South Elevation (condenser
screening in foreground,
service gate to left)


West Elevation


West Elevation

City of Santa Fe, New Mexico

memo

DATE: November 18, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011459-HDRB, 912 Don Gaspar Ave, Don Gaspar Area Historic District, significant, Positive Energy Solar, agent for Moe Zamora, owner, proposes to install publicly visible solar. Exceptions are requested to section 14-5.2(D)(3)(b) for publicly visible rooftop appurtenances and 14-5.2(D)(5)(b) for placing features on a primary facade.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

____ Other:

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ Other: [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-5.2(D)(3)(b) have not been met and recommends denial for publicly visible rooftop appurtenances, and the exception criteria to section 14-5.2(D)(5)(b) have not been met and recommends denial for placing features on a primary façade. Staff recommends denial of the application as it does not comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(H) Don Gaspar Area Historic District Design Standards.

Sample motions:

Up to two motions will be required in this case.

a. In case 2025-011459-HDRB, for 912 Don Gaspar Avenue, approve/deny the exception to 14-5.2(D)(3)(b) to install publicly visible rooftop appurtenances, finding that the exception criteria have/have not been met.
b. In case 2025-011459-HDRB, for 912 Don Gaspar Avenue, approve/deny the exception to 14-5.2(D)(5)(b) to place features on a primary façade, finding that the exception criteria have/have not been met.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.



Figure 1: Site Location

BACKGROUND & SUMMARY:

Streetscape:
The streetscape is defined as running from the edge of the historic district at Coronado, going north past Berger Street to the northern edge of the 717 Don Gaspar property. The area has sidewalks on each side of the street with vegetation between the sidewalk and the street. There is street parking on the east side of the one-way street. Most of the front yards are open with low retaining or yard walls. There is a mix of stone walls, picket fences, metal and wrought iron, and chain link fencing. There is a combination of Spanish Pueblo Revival, Territorial Revival, and Victorian style residences set back from the street with vegetation in the yards between the street and the residences. Many roofs are pitched in either red or brown, and there is a combination of wall colors from a yellow tan to medium brown stuccos. There are also red brick houses, and the trims tend to be in brown, green, or white. The Victorian buildings tend to be stuccoed or painted to match the other style homes.



Figure 2: Street View of Structure

Site Description:
The single-family residence at 912 Don Gaspar is a significant structure in the Don Gaspar Area Historic District. The property also houses a significant garage unit on the southwest corner of the lot.

The approximately 2,000 sq. ft. residence was constructed by 1930 in a bungalow style with a hipped roof. It has a moderate level of remodeling with an enclosed porch from the 1950s on the south end of the western elevation. According to the 1993 HCPI, the windows were new in 1993. The roof is hipped with asphalt shingles with an overhand and exposed rafters. The building is constructed of red brick with vinyl siding on the enclosed porch. The foundation is smooth-cut stone and brick under the rear porch area. The front portal houses chamfered columns atop brick

buttresses and a low wall. The windows consist of one-over-one double-hung windows with larger lites at the bottom and smaller at the top, some with storm windows, leaded single lites with storm windows, two-over-two metal windows on the north, and aluminum sliders on the enclosed porch. The exterior doors are wood with panels. Other architectural details include concrete quoins (brick or stone used to reinforce and highlight the external corner of a building), heavy concrete lintels, and tall brick chimneys with metal hoods.

The garage was reconstructed in the 1950s with similar quoins (brick or stone used to reinforce and highlight the external corner of a building), and a hipped roof.

According to a 1993 interview with Mrs. Marjorie Lynn, the house was constructed by an Italian family and purchased by the Berardinelli family. John Lynn married Marjorie Berardinelli, and they received the house as a wedding present in 1913. The house remained with the Lynn family in 1993.



Figure 3: Street view of the residence with the garage behind

PREVIOUS CASE SUMMARIES:

ARC:
No archaeological clearance has been issued for this property.

HDRB:
No Historic Districts Review Board cases are on file for this property.

ADMINISTRATIVE:
An administrative approval 2019-001037-ADMIN, issued approval to re-roof the residence in-kind with shingle roofing.

An administrative approval in 2017 issued approval to re-roof the residence in-kind with shingle roofing.

APPLICANT'S REQUEST:

The applicant proposes the following exterior alterations:

1. Install publicly visible solar on a primary façade. The panels will be flat against the pitch of the roof. Nine panels will be installed on the west elevation roof, and nine panels will be installed on the south elevation roof. The west elevation is the rear of the house and will be publicly visible from West Houghton Street. The south elevation is publicly visible from Don Gaspar Avenue. Don Gaspar Avenue is one-way going south, so the vehicle traffic will not immediately see the panels; however, pedestrians will be able to see the array. The proposed solar panels on the south elevation have been setback from the front of the building to mitigate the impact on the streetscape. Exceptions are requested to section 14-5.2(D)(3)(b) for publicly visible rooftop appurtenances and section 14-5.2(D)(5)(b) for placing features on a primary façade.

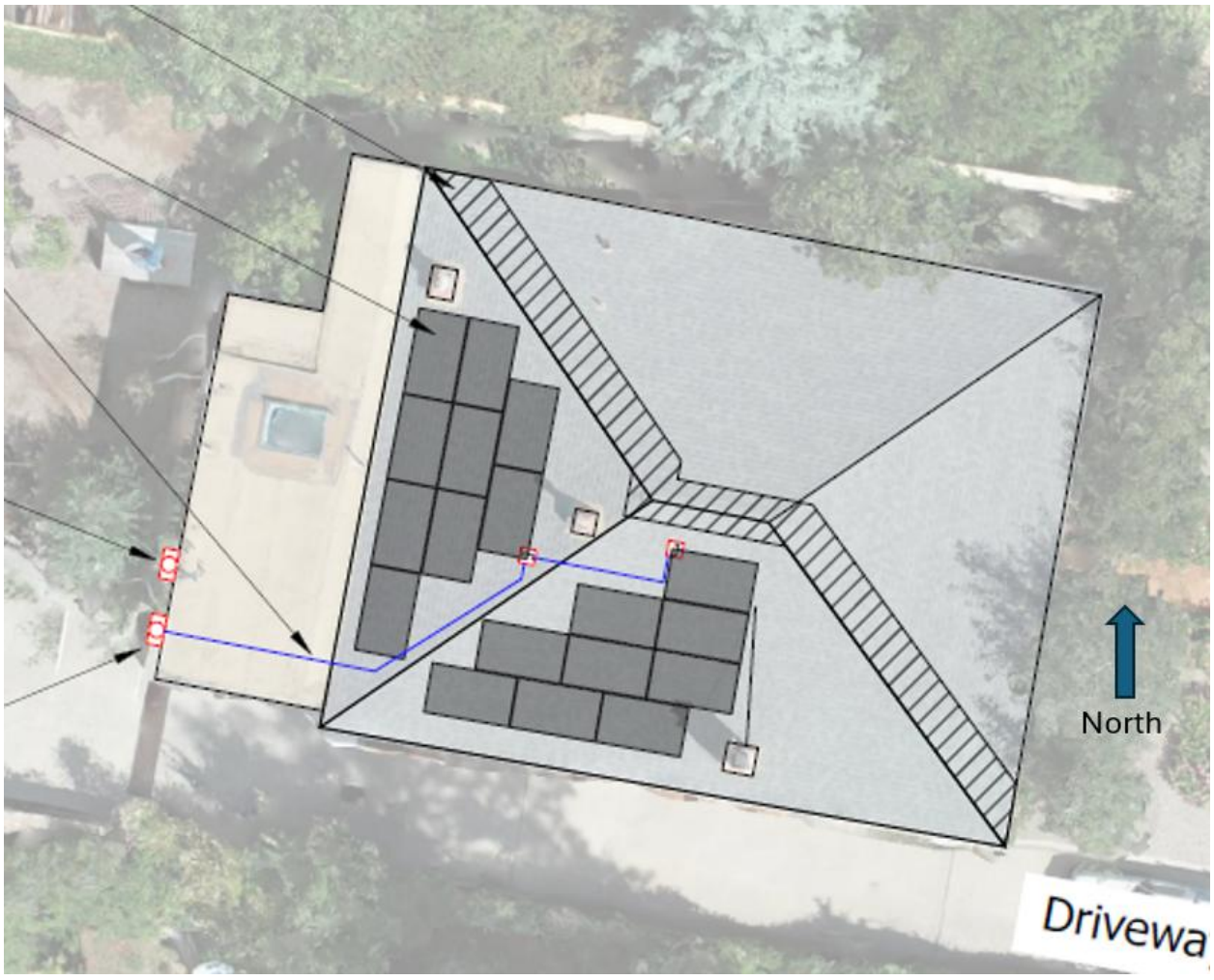


Figure 4: Site Plan location of panels

EXCEPTION CRITERIA AND RESPONSES:

Exception to section 14-5.2(D)(3)(b): The applicant requests an exception to "*For significant and landmark structures, publicly visible rooftop appurtenances, including but not limited to solar collectors, clerestories, decks, or mechanical equipment, shall not be added nor shall the parapet be raised to conceal the rooftop appurtenances. For contributing buildings, solar collectors, clerestories, decks, or mechanical equipment if publicly visible shall not be added."*

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

Applicant Response: The proposed rooftop solar installation will not negatively impact the historic character of the district. The solar panels will not be visible from the public right-of-way or street view and will not alter the architectural style, appearance, or overall aesthetic of the residence. The south-facing array will visually blend with the existing dark grey roofing material, minimizing any visual contrast. The west-facing array is positioned toward the rear of the home and will be further screened from public view by existing mature trees. Additionally, the south roof plane faces away from the one-way street, ensuring the system remains unseen by passing vehicles. The proposed design maintains the integrity of the home and the surrounding district while remaining unobtrusive to the community.

Staff Response: Staff finds that this criterion is not met. While vehicle traffic may not see the panels due to the direction of the one-way street, pedestrians are able to circulate both north and south and will be able to see the panels on the south elevation from Don Gaspar Avenue. They will be able to travel east and west on West Houghton Street, where the west elevation panels will be publicly visible. Foliage is not considered screening as it can be removed, though staff recognizes that the west elevation array will not be publicly visible. While the solar panels are integrated into the pitch as required by section 14-5.2(H)(1)(c)(iv) for the Don Gaspar Historic District, this particular property is a significant structure, and publicly visible solar is not allowed because it will detract from the significant building and the district.

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

Applicant Response: Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

Staff Response: Staff finds that this criterion is met. Other design options have been considered and do not provide for the needs of the homeowner. The west elevation panels are not publicly visible and could be considered, but the south elevations are publicly visible and as minimally visible as possible with a pitched roof. Solar panels are encouraged in the Don Gaspar Area Historic District, and these solar panels are integrated into the pitch as required by section 14-5.2(H)(1)(c)(iv) for the Don Gaspar Historic District.

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

Applicant Response: Multiple design alternatives were evaluated to identify a solution that meets both the standards of the Historic District and the energy needs of the homeowner. Installing the array on any other roof plane would increase visibility from public streets, conflicting with district guidelines. A ground-mounted system was also considered; however, the rear yard does not have sufficient space, and solar access would be significantly obstructed by surrounding trees and adjacent structures, resulting in inadequate energy production. The option to reduce the number of modules was also explored, but because the proposed layout utilizes the least visible roof surfaces—while also having less optimal sun orientation—reducing the system size would prevent the array from meeting the guaranteed energy production required to serve the homeowner's electrical needs.

The proposed design represents the most balanced solution, preserving the historic character of the district, minimizing visibility from public view, and ensuring the homeowner can meet essential energy needs through clean, renewable power.

Staff Response: Staff finds that this criterion is met. The applicant has offered a range of options for other locations, including the possibility of a pole-mounted or ground-mounted option, which were not sufficient to meet the needs of the homeowner.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(5)(b): The applicant requests an exception to *"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."*

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

Applicant Response: The proposed rooftop solar installation will not negatively impact the historic character of the district. The solar panels will not be visible from the public right-of-way or street view and will not alter the architectural style, appearance, or overall aesthetic of the residence. The south-facing array will visually blend with the existing dark grey roofing material, minimizing any visual contrast. The west-facing array is positioned toward the rear of the home and will be further screened from public view by existing mature trees. Additionally, the south roof plane faces away from the one-way street, ensuring the system remains unseen by passing vehicles. The proposed design maintains the integrity of the home and the surrounding district while remaining unobtrusive to the community.

Staff Response: Staff finds that this criterion is not met. This addresses public visibility, but does not place the solar on a primary facade. While the solar panels are integrated into the pitch as required by section 14-5.2(H)(1)(c)(iv) for the Don Gaspar Historic District, this particular

property is a significant structure, and publicly visible solar is not allowed because it will detract from the significant building and the district.

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

Applicant Response: Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

Staff Response: Staff finds that this criterion is not met. The applicant has not shown that there is a hardship sufficient for solar panels on the primary façade of a significant structure.

(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: Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

Staff Response: Staff finds that this criterion is not met. The applicant has offered a range of options for other locations, including the possibility of a pole-mounted or ground-mounted option. However, it does not address the fact that the roofs of the residence are primary facades of a significant structure.



Figure 5: Types of Solar Power Ground Mounts

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993

IDENTIFICATION

ADDRESS: 912 Don Gaspar

ID NUMBER: 0516 00 322

BUILDING NAME: Lynn House

SANTA FE ID NUMBER: #1842

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 (N) S RANGE 9 (E) W SEC 25 NW 1/4 SE 1/4

FIELD MAP Santa Fe Historic Structures Survey, 1983-85/1992

DATE OF CONSTRUCTION: 1893 owner ESTIMATE by 1930 ACTUAL

SOURCE(S) Sanborn map

BUILDING DATA

ARCHITECTURAL STYLE: Hipped Box

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS: residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: porch enclosure, new windows

OVERALL CONDITION:

X EXCELLENT ___ GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

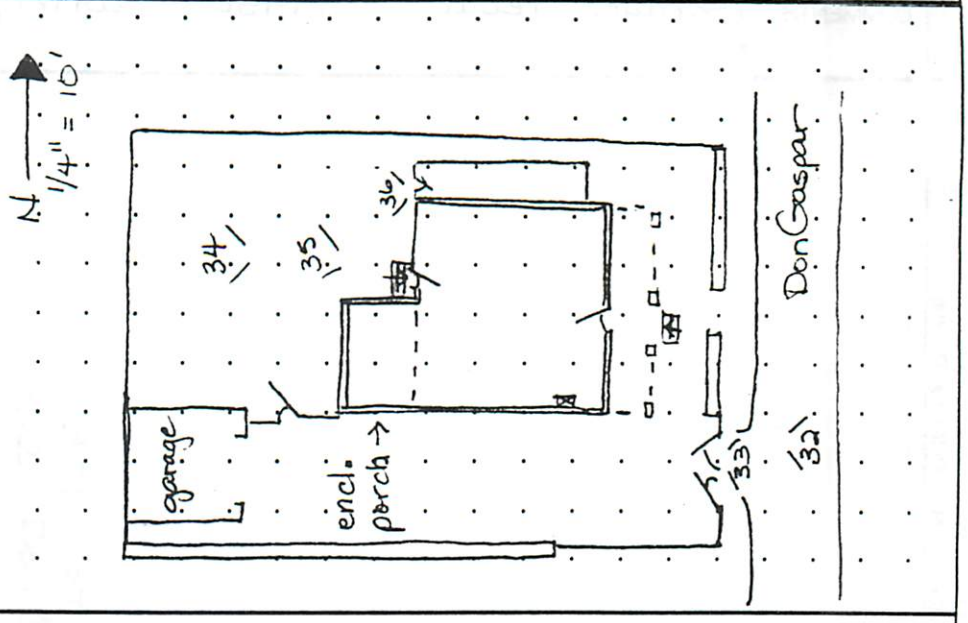
___ YES X NO

PHOTO



#32 east elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Don Gaspar HISTORIC DISTRICT

X SIGNIFICANT ___ CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES X NO

SURVEYED 8/93 BY DB

NEGATIVES WITH NMHPD ROLL # DB7 NEG # 32 TO 36

ARCHITECTURAL FEATURES: STYLE, MATERIALS, AND CONDITION

ROOFS & DRAINS	hipped; asphalt shingle (new) with overhang, exposed rafters
BUILDING WALLS	red brick; vinyl siding on enclosed porch, SW
FOUNDATIONS	stone, smooth cut; brick under rear porch
DOORS	E - old large light wood W - wood panel
WINDOWS	1/1 wood DHWs w/ large lower light, small upper; leaded single lights w/ storm windows; 1/1 DHWs w/ storm windows; 2/2 metal wdws on N; aluminum sliders on enc. porch
PORCHES OR PORTALES	east - full facade porch under main roof, brick piers & low wall w/ concrete caps, wood posts w/ bases & capitals, new brick steps
BALCONIES	
COURTYARDS	
FENCES/WALLS	low brick wall with concrete cap, east; picket fence, north rear; plank fence, north; chain link fence, south; stone wall, south rear
ARCH. DETAILS	concrete quoins, heavy concrete lintels
OTHER	tall brick chimneys with metal hoods
COMMENTS	Garage rebuilt c. 1950s with similar quoins, hipped roof.

ADDITIONAL PHOTOGRAPHS



#33 southeast



#34 west elevation, S end

IDENTIFICATION

ADDRESS

912 Don Gaspar

ID NUMBER: 051600322

SANTA FE ID NUMBER: H1842

SURVEYED/RESEARCHED

DATE 8/93 BY DB



#35 West elevation, N end



#36 north elevation

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

NEW MEXICO HISTORIC BUILDING INVENTORY - SANTA FE RESURVEY 1993 (concluded)

IDENTIFICATION		
ADDRESS	912 Don Gaspar	ID NUMBER: 0516 0322
		SANTA FE ID NUMBER: H1842
		SURVEYED/RESEARCHED DATE 8/93 BY DB

Interview with Mrs. Marjorie Lynn:

house built 1893 by an Italian family (not Digneo) — bought by Berardinellis. John Lynn married Marjorie Berardinelli and they received the house as a wedding present in 1913 — house has stayed in Lynn family.

Portion of house visible from street has no modern changes. Rear sun porch (SW corner) was enclosed to make bedroom during the 1950s. Screen panels were replaced with aluminum windows. More recently, wood plank siding was replaced with vinyl. Several modern windows appear on the rear of the north side (kitchen) — 2/2 metal.

These changes are clearly modern, and have not affected the proportions of the house. Most historic details remain. The interior is also original, with few exceptions, and features an elaborate entryway, fireplace, etc.

Area not mapped on King's or Sanborn maps until 1930. National Register nomination says the house was built by the Digneo and DiLorenzo families, who worked on the Cathedral. Although Mrs. Lynn cited 1893 as the date of construction, the date was not verified.

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

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

H1842

D

building threatened? yes	surveyed date 7-82 by E.T.	county Santa Fe	ID no. 051600
field map number Don Gaspar Neighborhood 322		UTM reference zone 12 (13) easting	northing

location description: 912 Don Gaspar

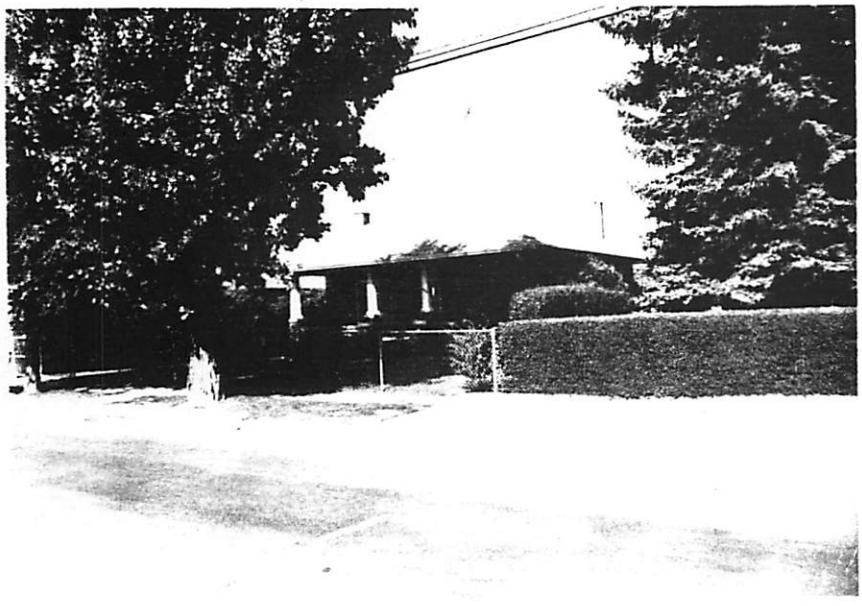
city/town: Santa Fe

land grant/reservation:

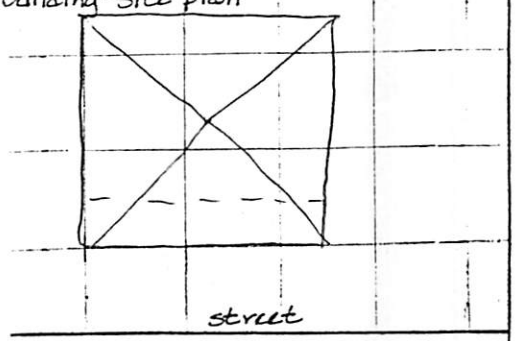
building name:

legal description: tnsp___ N S range___ E W sec___ ¼ ¼

film roll by E.T. no. 11 | negative nos. 24A | loc. of neg. City of Santa Fe



building-site plan



ate of construction
1910 estimated before 1928 actual
ource City Directory, Sanborn

se
resent residential
other
istoric residential
other

ondition
___excellent X good
___fair ___deteriorating

style: Bungalow classified

foundation material: stone

wall material/surface: brick

architectural features:
hip
porch across front
corner quoins, lintels, sills
wood d/h 1-1 leaded glass - hip

degree of remodeling
X minor ___moderate ___major
describe:

surroundings: res

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
___significant X contributing ← date 1913
___supporting ___intrusive

comments:
Street trees

1936-37 cd Reid ZC
1928 cd vacant
on 1930 Sanborn

associated buildings? X yes
what type?
shed
if inventoried, list ID nos.

see back? ___yes

DeLorenzo Margery & William R Lynn

- Dignes - 1913

1917

Sunset Edition 1930

Allotee John P Lynn

Chief Cahuska Osago - 1906 - Mothers Indian

Toos

Oklahoma

owed land around Chama,

1st subdivision Tofi line Chama 1919

Berardinelli → Mott Ford

Sister in law & brother John

DiLorenzo

ADDRESS: 912 Don Gaspar **HIST. SURVEY #:** 322

(OD = Out of District; M = Moved
DEM = Demolished; N/A = not a building)

NAME:

CITY SURVEY

Area #: 10 Signif. Status: S

(S = Significant; C = Contributing; NC = Noncontributing

REGISTER STATUS (Individual Nominations)

National: N State: N State #: N/A

HSFF: N **HABS:** N

(OSFT = To be in forthcoming 4th edition of Old Santa Fe Today.
Not covered by a more detailed Bulletin article.)

DOCUMENTATION

SFHS Inventory: Y

NR Nomination: N/A SR Nomination: N/A

HSFF Bulletin: N/A HABS Data: N/A

Historic Photos: Museum: Archives:

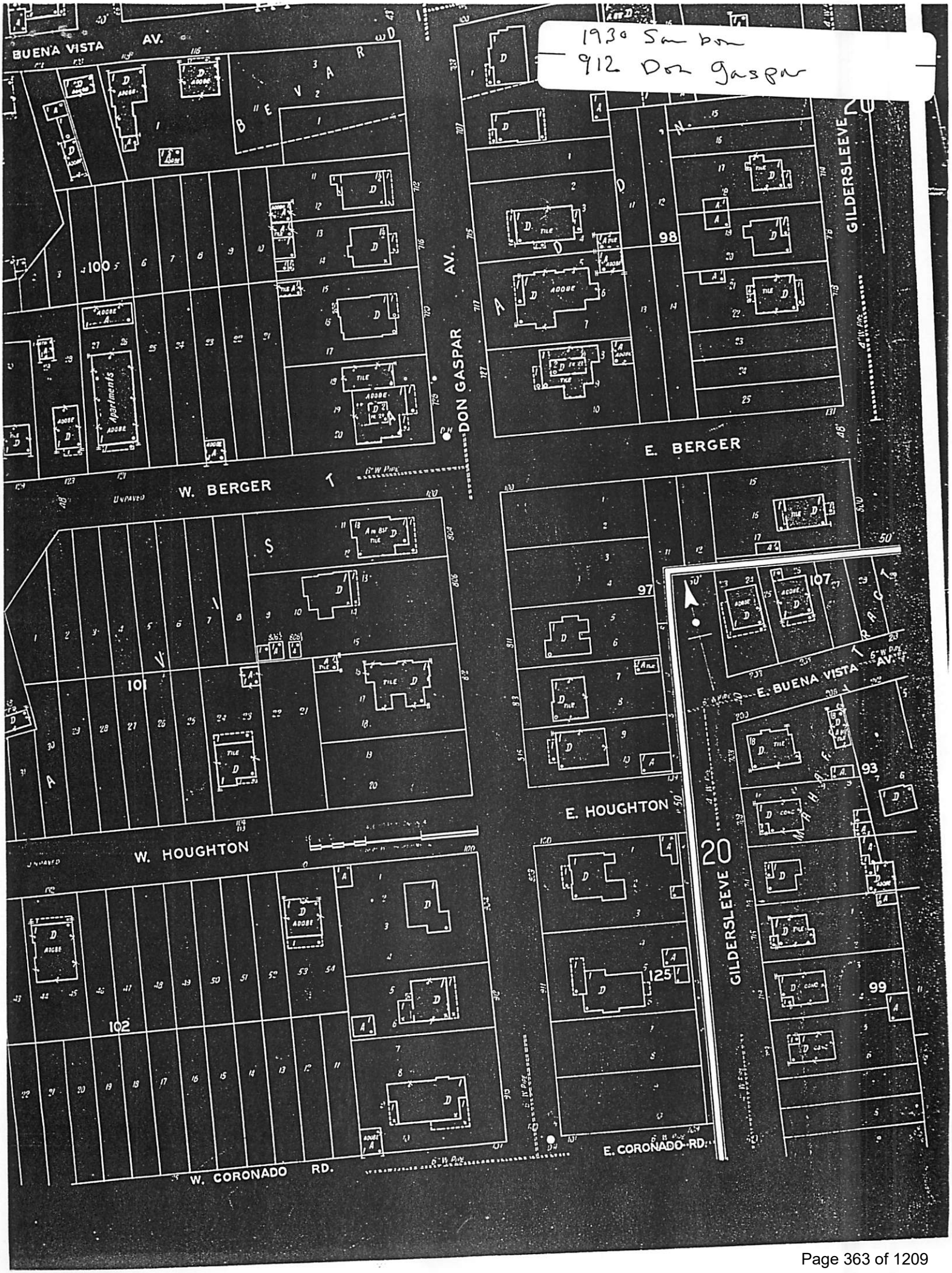
Modern Photos: MNM: SRC:

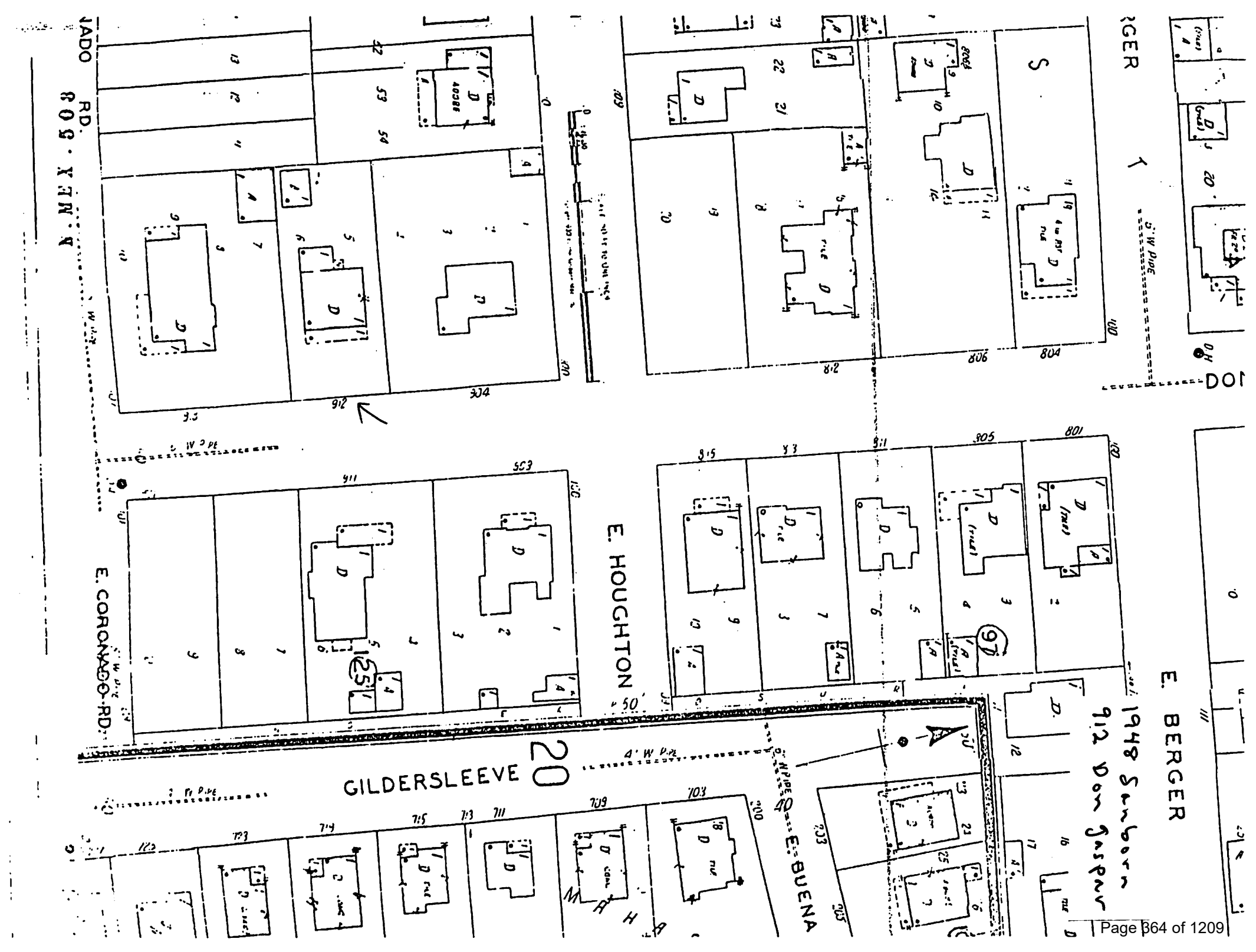
Surveys: Floor Plans: Elevations:

Other:

Bibliography:

Comments:


1930 Sanborn
912 Don Gaspar
BUENA VISTA AV.
BEVAR
DON GASPAR AV.
GILDERSLEEVE
E. BERGER
W. BERGER
Unpaved
Apartments
E. BUENA VISTA AV.
E. HOUGHTON
W. HOUGHTON
GILDERSLEEVE
E. CORONADO RD.
W. CORONADO RD.
100
98
97
107
101
102
125
93
99
20



E. HOUGHTON
E. CORONADO RD.
GILDERSLEEVE
E. BUENA
E. BERGER
1948 Sanborn
912 Don Jaspar

DeLorenzo Margery & William R Lynn

- Dignet - 1913

1917

Sunset Edition 1930

Allotee John P Lynn

Chief Cahuska Osago - 1906 - Mothers Indian

Toos

Oklahoma

owed land around Chama,

1st subdivision Tofi line Chama 1919

Berardinelli → Mat T Ford

Sister - Lou & brother John

DiLorenzo

On 1930 Sanborn

1912 - empty

Historic Preservation Division,

Positive Energy Solar is proposing a 7.83kW Roof Mounted Solar Array at 912 Don Gaspar Ave Santa Fe NM 87505. The Proposal includes the following perimeters and materials 18 - Mission Solar Energy MSX10-435HNOB Solar Modules and System Racking -UNIRAC NXT UMOUNT. With 380 sq footage.

This property falls into the Historic Zone. Attached is the permit package intended for submission with the City of Santa Fe Land Use Department. The combined plans outline the installation design and materials planned to be used. The PV100 Site Map provides the dimension and aerial view of the proposed work.

If there are any questions or concerns regarding this proposal, please contact the Project Manager: David Herbertson - Phone: (505) 630-8043

Thank you for your time,

Elizabeth DeAguero Permitting specialist
Cell: (503) 670-7163
Email: elizabeth.deaguero @positiveenergysolar.com

Historic Districts and Historic Landmarks
Design Standards and Signage Exception Criteria

(i) Do not damage the character of the district

Response:
The proposed rooftop solar installation will not negatively impact the historic character of the district. The solar panels will not be visible from the public right-of-way or street view and will not alter the architectural style, appearance, or overall aesthetic of the residence. The south-facing array will visually blend with the existing dark grey roofing material, minimizing any visual contrast. The west-facing array is positioned toward the rear of the home and will be further screened from public view by existing mature trees. Additionally, the south roof plane faces away from the one-way street, ensuring the system remains unseen by passing vehicles. The proposed design maintains the integrity of the home and the surrounding district while remaining unobtrusive to the community.

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

Response:
Approval of the installation is necessary for the homeowner to exercise their right to generate clean, renewable energy and meaningfully reduce energy costs. Without the ability to install solar, the homeowner would lose access to a legally protected opportunity to produce sustainable power for their household. The project also supports public welfare by contributing to reduced environmental impact through clean energy generation. The system has been deliberately designed to prevent any adverse effect on the district or public visibility, with all panels located on roof planes that are concealed from street view and surrounding sightlines.

(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

Response:
Multiple design alternatives were evaluated to identify a solution that meets both the standards of the Historic District and the energy needs of the homeowner. Installing the array on any other roof plane would increase visibility from public streets, conflicting with district guidelines. A ground-mounted system was also considered; however, the rear yard does not have sufficient space, and solar access would be significantly obstructed by surrounding trees and adjacent structures, resulting in inadequate energy production.

The option to reduce the number of modules was also explored, but because the proposed layout utilizes the least visible roof surfaces—while also having less optimal sun orientation—reducing the system size would prevent the array from meeting the guaranteed energy production required to serve the homeowner’s electrical needs.

The proposed design represents the most balanced solution, preserving the historic character of the district, minimizing visibility from public view, and ensuring the homeowner can meet essential energy needs through clean, renewable power.

1 Site Plan

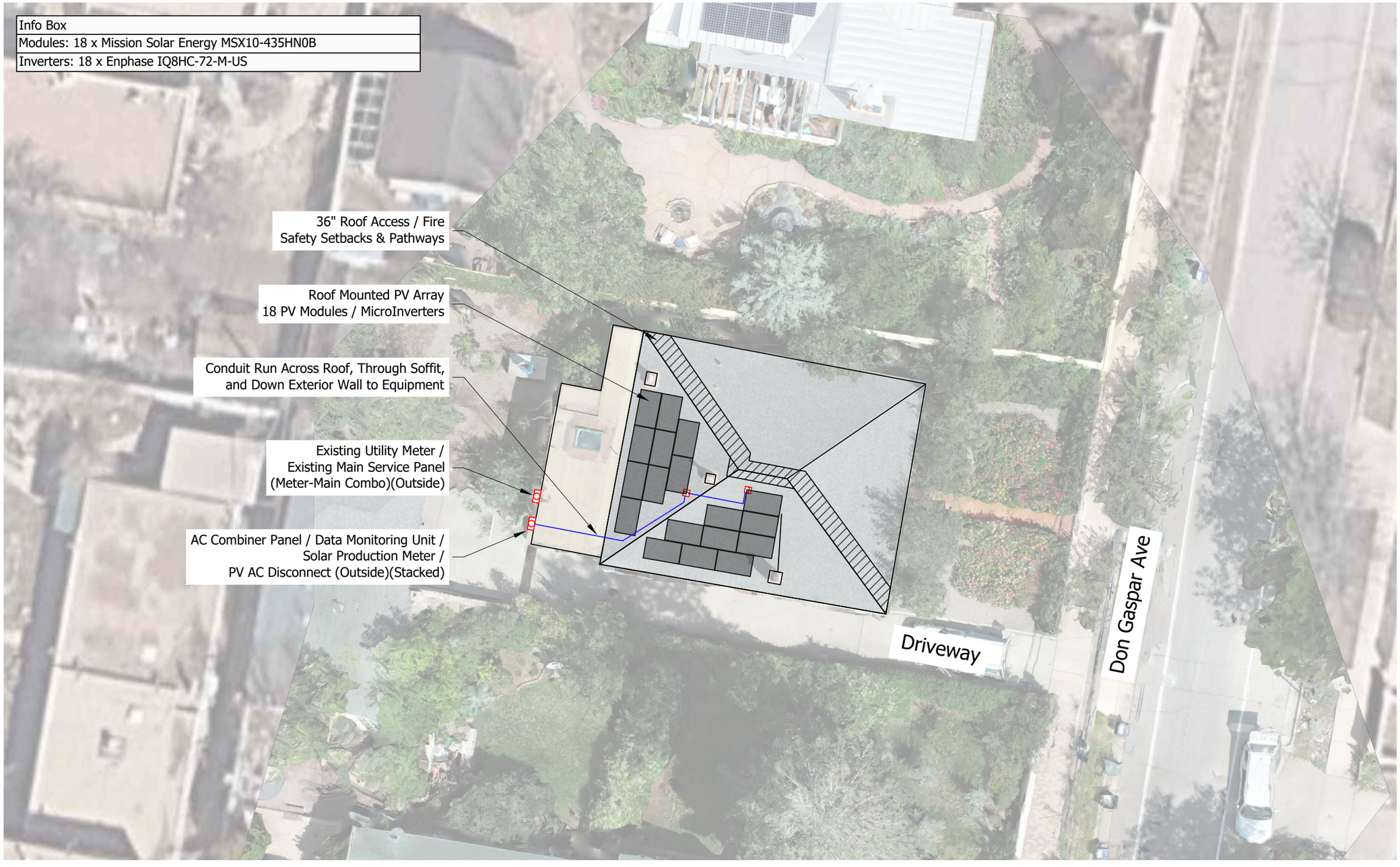
1" = 16'

0 4' 8' 12' 16' 32'

1/16" 1" 2"

N

Info Box
Modules: 18 x Mission Solar Energy MSX10-435HN0B
Inverters: 18 x Enphase IQ8HC-72-M-US



1	Special Access Instructions: NO ACCESS ISSUES
2	Exact location of equipment and conduit is subject to minor variations during installation.
3	Estimated annual energy production is based on existing site conditions and this array layout. Annual variations in weather and module degradation will affect production.
4	Governing Codes: IRC 2021, IBC 2021, IFC 2021, NMEC 2020

PV Inverter AC Capacity: 18 x 380 W = 6.84 kWac

PV STC Power: 18 x 435 W = 7.830 kWdc

Combined Fault Current: 216 Apk, 48.6 Arms; 50 ms

Positive Energy SOLAR

1235 Siler Road
Santa Fe, NM 87507
(505) 424-1112
NM Electrical Contractor's License #82573

JOB7578

Moises Zamora Residence

Utility-Interactive Photovoltaic System

Total System Size = 7.830 kWdc

912 Don Gaspar Ave
Santa Fe, NM 87505

NEW DESIGN SUMMARY	
Number of Modules	18
Module Tilt Angle	18°
Module Azimuth	180°, 270°
Annual Shading	18.2%
Production Estimate	11123 kWh

DESIGN APPROVAL

I approve of this design showing all equipment and locations, and estimated production. Any change to this design may result in delays and additional costs.

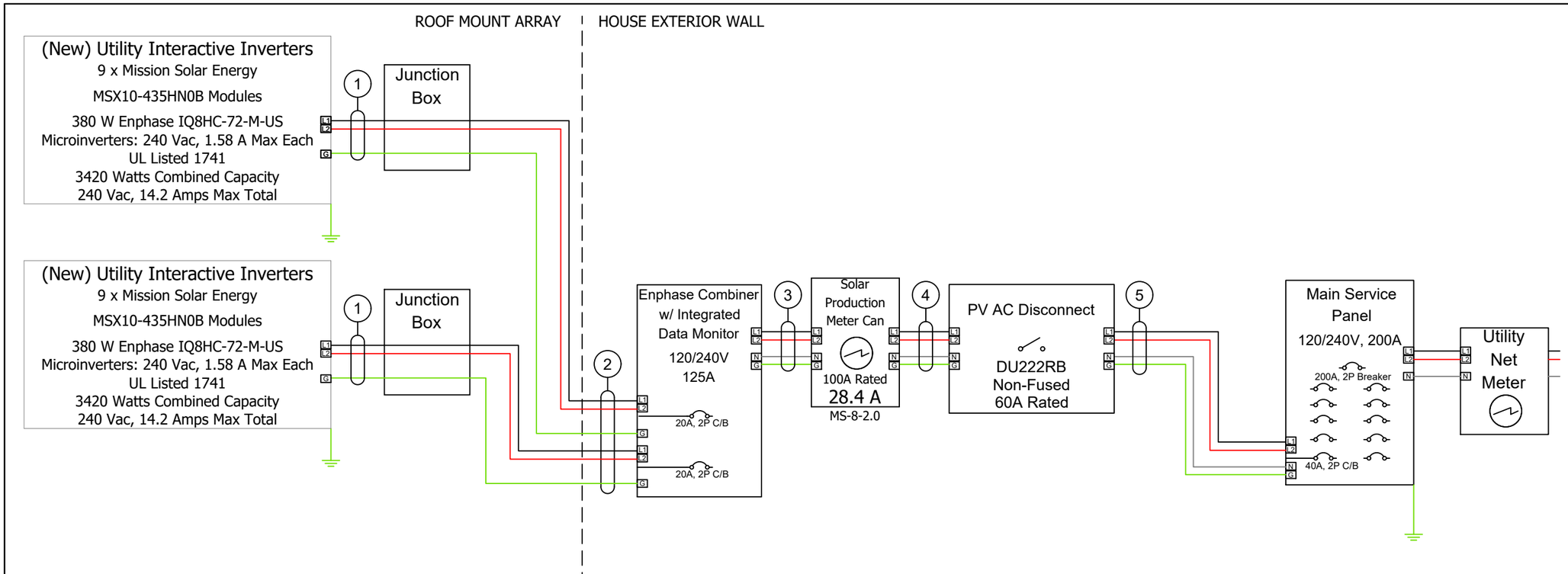
Signature:

Date:

DESIGNER: Reme

REV	DESCRIPTION	DATE
0	Initial Release	9/11/25

SITE PLAN
PV100



Electrical System Notes

1. All electrical components are UL listed where warranted.
2. PV system shall be installed in accordance with the 2020 National Electric Code and Rapid Shutdown shall be provided.
3. Concentric and eccentric metal knockouts shall be bonded per the 2020 National Electric Code.
4. The listed inverter shall be transformerless, and deliver a balanced output. The neutral shall only serve to reference phase voltage or loss and listed functions other than carry power. The neutral shall be sized per NEC Section 705.28(C), or larger if required by equipment lugs.
5. Wire and conduit sizing is subject to lug requirements, material availability, and installation convenience and may be larger than noted on the diagram. Conduit and wire size listed in the Wire Schedule represent the minimum required size.

Grounding Notes

1. All grounds shall be connected to the main service ground in the existing Main Service.
2. When the new work on this drawing is remote from the main service ground, an auxiliary ground per NMEC section 250 inclusive will be connected at the remote work.

PV Inverter AC Capacity: 18 x 380 W = 6.84 kWac
PV STC Power: 18 x 435 W = 7.830 kWdc
Combined Fault Current: 216 Apk, 48.6 Arms; 50 ms

Info Box
Modules: 18 x Mission Solar Energy MSX10-435HN0B
Inverters: 18 x Enphase IQ8HC-72-M-US

WIRE SCHEDULE

1	Microinverter Conductors, DG Cable 90°C Cable, 2 x #12 AWG, 1 x #8 AWG Solid CU GEC per rack
2	(3/4" EMT), 4 x #10 AWG THWN-2 90°C conductors (Cir 1, Cir 2), 1 x #10 AWG GND, ~10' run
3	(3/4" EMT), 2 x #8 AWG THWN-2 90°C conductors, 1 x #10 AWG Ntrl, 1 x #10 AWG GND, ~5' run
4	(3/4" EMT), 2 x #8 AWG THWN-2 90°C conductors, 1 x #10 AWG Ntrl, 1 x #10 AWG GND, ~5' run
5	(3/4" EMT), 2 x #8 AWG THWN-2 90°C conductors, 1 x #10 AWG Ntrl, 1 x #10 AWG GND, ~5' run

Positive Energy SOLAR
1235 Siler Road
Santa Fe, NM 87507
(505) 424-1112
NM Electrical Contractor's License #82573

JOB7578

Moises Zamora Residence

Utility-Interactive Photovoltaic System
Total System Size = 7.830 kWdc
912 Don Gaspar Ave
Santa Fe, NM 87505

NEW DESIGN SUMMARY	
Number of Modules	18
Module Tilt Angle	18°
Module Azimuth	180°, 270°
Annual Shading	18.2%
Production Estimate	11123 kWh

DESIGNER: Reme

REV	DESCRIPTION	DATE
0	Initial Release	9/15/25

LINE DRAWING
PV300

MSX N-Type 108HC

Mono-facial High Efficiency N-type

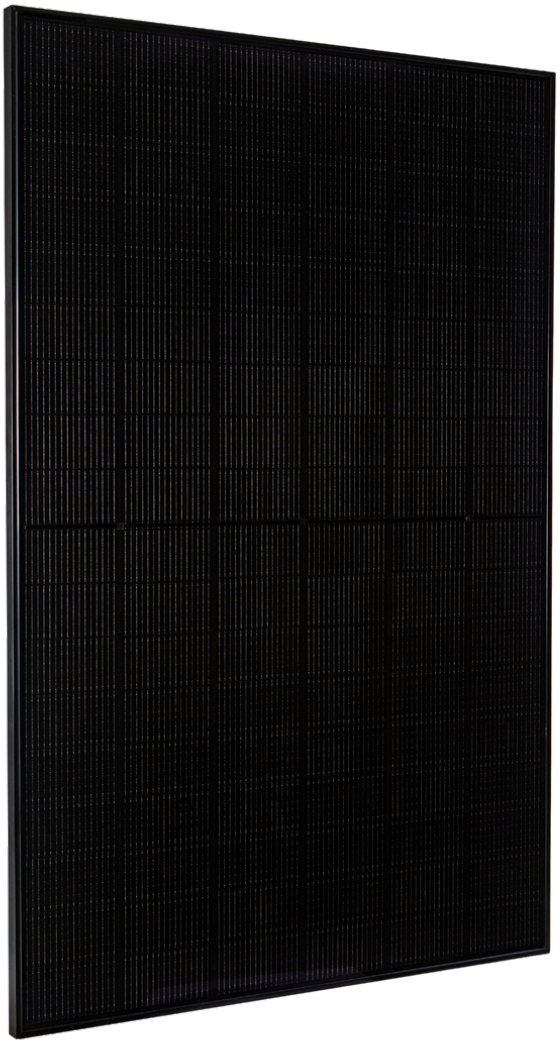
MISSION SOLAR ENERGY

435W

Class leading power output

Positive Power Tolerance

0 to +3%



BEST-IN-CLASS WARRANTY

Degradation guaranteed not to exceed 1% in year 1 and 0.45% annually from years 2 to 30 with 86.0% capacity guaranteed in year 30. For more information, visit www.missionsolar.com/warranty



American Solar Built for the Long Haul

Mission Solar Energy, headquartered in San Antonio, Texas, offers high-quality, American-made solar modules designed specifically for residential and commercial rooftops. Engineered for maximum efficiency and durability in real-world conditions, our modules combine sleek aesthetics with best-in-class performance to power homes and businesses for decades to come.

America's Module Company®

High Power Output

- Achieves 22.3% efficiency with advanced high-density interconnect technology
- Multi-busbar design improves current flow and reduces resistance for better energy

Built for Tough Conditions

- Enhanced cell processing and material control for long-term durability
- Resists corrosion and degradation in harsh environments—salt spray, ammonia, sand, humidity, and high heat
- Certified for 5400 Pa front load and 5400 Pa back load for mechanical strength

More Energy, More of the Time

- Proven performance in low light and at challenging angles, verified by third-party testing
- Specialized glass design maintains output even in cloudy or shifting weather
- Low temperature coefficient (-0.29%)

CERTIFICATIONS







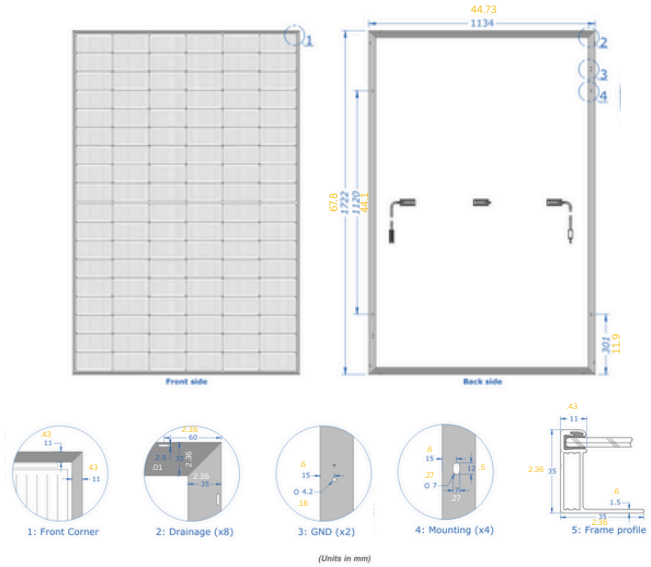
If you have questions or concerns about certification of our products in your area, please contact Mission Solar Energy.

Class Leading
435-445W

MSX N-Type 108HC

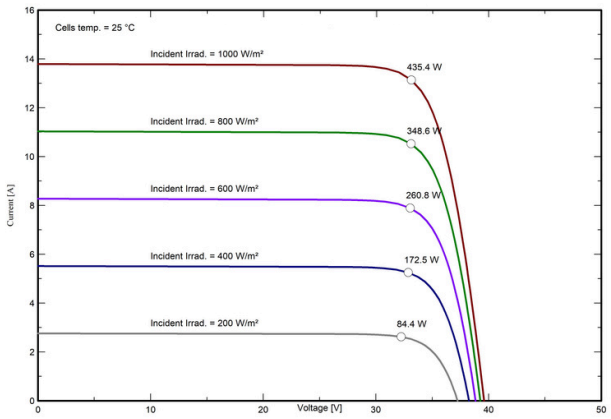
BASIC DIMENSIONS

[UNITS: MM/IN]



CURRENT-VOLTAGE CURVE

MSX10-xxxHN0B: 435W, 108 CELL SOLAR MODULE



WARRANTY INFORMATION

Module product workmanship warranty	25 years
Linear power performance warranty	30 years
	≥99% end 1st year ≥94.05 % end of 12th year ≥88.2% end of 25th year ≥86% end of 30th year

CERTIFICATIONS AND TESTS

IEC	61215, 61730, 61701
UL	61730

ELECTRICAL SPECIFICATION

PRODUCT TYPE	MSX10-xxxHN0B (xxx = Pmax)			
Power Output	Pmax Wp	435	440	445
Module Efficiency	%	22.3	22.5	22.8
Tolerance	%	0/+3	0/+3	0/+3
Short Circuit Current	Isc A	13.79	13.9	14.02
Open Circuit Voltage	Voc V	39.56	39.62	39.69
Rated Current	Imp A	13.07	13.19	13.31
Rated Voltage	Vmp V	33.31	33.37	33.44
Fuse Rating	A	30	30	30
System Voltage	V	1,500	1,500	1,500

TEMPERATURE COEFFICIENTS

Normal Operating Cell Temperature (NOCT)	45°C
Temperature Coefficient of Pmax	-0.29%/°C
Temperature Coefficient of Voc	-0.25%/°C
Temperature Coefficient of Isc	0.05%/°C

OPERATING CONDITIONS

Maximum System Voltage	1,500 Vdc
Operating Temperature Range	-40°F to 185°F (-40°C to +85°C)
Maximum Series Fuse Rating	30A
Fire Safety Classification	Type 1
Front & Back Load (UL Standard)	Up to 5,400 Pa front and 5,400 Pa back load. Tested to UL 61730

**Mission Solar Energy uses quality sourced materials that result in a Type 1 fire rating. Please note, the 'Fire Class' Rating is designated for the fully-installed PV system, which includes, but is not limited to, the module, the type of mounting used, pitch and roof composition.*

MECHANICAL DATA

Solar Cells	N-type i-TOPCon Monocrystalline
Cell Orientation	108 cells
Module Dimension	1722 mm x 1134 mm x 35 mm
Weight	46.96 lbs. (21.3 kg)
Front Glass	3.2 mm AR Coating Tempered Glass
Frame	35 mm Anodized Aluminum, Black
Encapsulant	Polyolefin Elastomer (POE)
Junction Box	IP 68 Rated
Cable	1.2 m, Wire 4 mm² (12AWG)
Connector	MC4 EV02 / Staubli EVO-2A

SHIPPING INFORMATION

Truck Load	Ship To	Pallets	Modules	435W Bin
53'	Most States	28	840	365.4 kW

Double Stack: (Horizontal Orientation): 30 modules per pallet

PALLET [30 MODULES]

Weight	Height	Width	Length
1,360 lbs. (617 kg)	44.25 in (112.4 cm)	47.25 in (120 cm)	70 in (177.8 cm)

Mission Solar Energy
8303 S. New Braunfels Ave., San Antonio, Texas
78235 www.missionsolar.com | info@missionsolar.com

Mission Solar Energy reserves the right to make specification changes without notice.



IQ8HC Microinverter

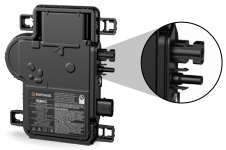
Our newest IQ8 Series Microinverters are the industry's first microgrid-forming*, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC), which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55 nm technology with high-speed digital logic and has superfast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the IQ Battery, IQ Gateway, and the Enphase App monitoring and analysis software.

Enphase 25 year limited warranty

IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to the IQ8 Series Microinverters that have integrated MC4 connectors.

UL CERTIFIED SAFETY

IQ8 Series Microinverters are UL Listed as PV rapid shutdown equipment and conform with various regulations when installed according to the manufacturer's instructions.

*Meets UL 1741 only when installed with IQ System Controller 2 and 3.

Easy to install

- Lightweight and compact with plug-and-play connectors
- Power line communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produces power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB)

NOTE:

- IQ8 Series Microinverters cannot be mixed together with previous generations of Enphase microinverters (IQ7 Series, IQ6 Series, and so on) in the same system.
- IQ Gateway is required to change the default grid profile at the time of installation to meet local Authority Having Jurisdiction (AHJ) requirements.

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IQ8HC Microinverter

INPUT DATA (DC)	UNITS	IQ8HC-72-M-US
Commonly used module pairings [1]	W	320–540
Module compatibility		To meet compatibility, PV modules must be within the maximum input DC voltage and maximum module I_{sc} listed below. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator.
MPPT voltage range	V	29.5–45
Operating range	V	18–58
Minimum/Maximum start voltage	V	22/58
Max. input DC voltage	V	60
Max. continuous operating DC current	A	14
Max. input DC short-circuit current	A	25
Max. module I_{sc}	A	20
Overvoltage class DC port		II
DC port backfeed current	mA	0
PV array configuration		Ungrounded array; no additional DC side protection required; AC side protection requires max 20 A per branch circuit

OUTPUT DATA (AC)	UNITS	IQ8HC-72-M-US @240 VAC	IQ8HC-72-M-US @208 VAC
Peak output power	VA	384	366
Max. continuous output power	VA	380	360
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and maximum grid voltage [2]	V	211-264	183-229
Max. continuous output current	A	1.58	1.73
Nominal frequency	Hz	60	
Extended frequency range	Hz	47-68	
AC short circuit fault current over three cycles	Arms	2.70	
Max. units per 20 A (L-L) branch circuit [3]		10	9
Total harmonic distortion	%	< 5	
Overvoltage class AC port		III	
AC port backfeed current	mA	18	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading ... 0.85 lagging	
Peak efficiency	%	97.3	97.2
CEC weighted efficiency	%	97.0	96.5
Nighttime power consumption	mW	22	26

MECHANICAL DATA	UNITS
Ambient temperature range	-40°C to 65°C (-40°F to 149°F)
Relative humidity range	4% to 100% (condensing)
DC connector type	Stäubli MC4
Dimensions (H × W × D); Weight	212 mm (8.3") × 175 mm (6.9") × 30.2 mm (1.2"); 1.1 kg (2.43 lbs)
Cooling	Natural convection – no fans
Approved for wet locations; Pollution degree	Yes; PD3
Enclosure	Class II double-insulated, corrosion-resistant polymeric enclosure
Environ. category; UV exposure rating	NEMA Type 6; outdoor

COMPLIANCE	
Certifications	CA Rule 21 (UL 1741-SA), UL 62109-1, IEEE 1547:2018 (UL 1741-SB), FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01 This product is UL Listed as PV rapid shutdown equipment and conforms with NEC 2014, NEC 2017, NEC 2020 and NEC 2023 section 690.12 and C22.1-2018 Rule 64-218 rapid shutdown of PV systems for AC and DC conductors when installed according to manufacturer's instructions.

(1) No enforced DC/AC ratio.
(2) Nominal voltage range can be extended beyond nominal if required by the utility.
(3) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

Revision history

REVISION	DATE	DESCRIPTION
DSH-00047-3.0	October 2023	Included NEC 2023 specification in the “Compliance” section.
DSH-00047-2.0	September 2023	Updated module compatibility information.
DSH-00047-1.0	May 2023	Preliminary release.

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Data subject to change.

City of Santa Fe, New Mexico

memo

DATE: November 18, 2025

TO: Historic Districts Review Board

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

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

2025-011418-HDRB, 320 Paseo de Peralta, Downtown & Eastside Historic District, Non-contributing, Charlotte Fox, owner, requests approval for a mural. Four exceptions are requested to 14-5.2(D)(10) signs and murals, 14-5.2(E)(1)(b) exterior walls, 14-5.2(E)(2)(e) publicly visible facades, and 14-8.10(H) special sign regulations in the H Districts.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

____ District Standards & yard wall & fence standards.

__x__ Historic Inventory Form

__x__ Zoning Review Sheet

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ Proposal Letter

__x__ Site Plan/Floor Plan

__x__ Elevations

__x__ Photographs

__x__ **Other:** Exterior Finishes

STAFF RECOMMENDATION:

Staff recommends denial of the proposed project and finds that the exception criteria have not been met for the exceptions requested to 14-5.2(D)(10) signs and murals, 14-5.2(E)(1)(b) exterior walls, 14-5.2(E)(2)(e) publicly visible facades, and 14-8.10(H) special sign regulations in the H Districts, and that the application does not comply with Section 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Design Standards.

This property was cited in August for the mural being painted on the building without approval. Murals are permitted in the historic districts, but must be reviewed and approved by the HDRB.

Sample motions:

Up to four motion will be required in this case. Four motions are required for the exceptions to 14-5.2(D)(10) signs and murals, 14-5.2(E)(1)(b) exterior walls, 14-5.2(E)(2)(e) publicly visible facades, and 14-8.10(H) special sign regulations in the H Districts.

Sample Motion

a. In case 2025-011418-HDRB, 320 Paseo de Peralta, approve or deny the exception requests to 14-5.2(D)(10) signs and murals, 14-5.2(E)(1)(b) exterior walls, 14-5.2(E)(2)(e) publicly visible facades, and 14-8.10(H) special sign regulations in the H Districts.

Should the Board deny the exception requests, the applicant shall return the structure to its previous state before the mural.

BACKGROUND & SUMMARY:

Streetscape:
The general streetscape can be summarized as a mixed-use commercial and residential area where the architectural design reflects the Spanish Pueblo Revival, Territorial, and Vernacular styles prevalent throughout the historic districts. Pitched and flat roofs are commonly observed with stuccoed exterior walls colored with earth tones, with some stuccoed and wooden fences along Paseo de Peralta. Wrought iron can be observed at some properties in the area. The overstory is prominent with large cottonwoods, pines, sequoias, and other domestic cultivated vegetation.

Site Description:
The structure at 320 Paseo de Peralta is a mixed-use property serving currently as an Airbnb under Casa de Huerto Properties, LLC, as a family and pet-friendly abode. The property is defined as two non-residential buildings constructed in the Spanish Pueblo Revival style. Both buildings are designated as noncontributing to the Downtown and Eastside Historic District. The following paragraphs are a summation previously described by Mrs. Nicole A. Ramirez Thomas, former planner for the Historic Preservation Division (HPD) in a case that was presented to the HDRB in 2016.

> *Building A: Building A is an irregularly shaped one-story building constructed in 1886. The house noted on the 1912 Kings Map indicates the "U" shape the property possessed until sometime after 1958, when the massing of the building changed significantly. Multiple flat roofs adjoin and the report from Mr. Murphey's 2016 Historic Cultural Property Inventory (HCPI) survey report indicating the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The*

south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall, but aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from the north side and the south side of the property.

Building B: Building B was constructed in the 1980s as an addition to the property, but it is a separate building. The current HCPI survey report photos demonstrate changes to the northwest corner of the building.

PREVIOUS CASE SUMMARIES:

HDRB:
On September 22, 2016, in Case No. H-16-073A, the Board maintained the status as non-contributing to the Downtown and Eastside Historic District.

On September 22, 2016, in Case No. H-16-073B, the Board approved a wholesale window replacement and 168' sq. ft. portal addition on the non-contributing structure.

Several 1984 Legacy HDRB and ADMINISTRATIVE approvals have taken place on the property, but no records are currently available for review.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) Retroactive approval of a mural, titled "Orchard Sentinel," applied to the exterior wall of the property located at 320 Paseo de Peralta, Santa Fe, New Mexico, within the Downtown & Eastside Historic District. This submission is made in direct response to the Historic Preservation Division Notice of Violation issued on August 5, 2025.



Figure 1. North and West publicly facing facades on Paseo de Peralta.



Figure 2. North publicly facing facade. The mural camoflauges the existing utility boxes and lines.



Figure 3. West publicly facing facade.

EXCEPTION CRITERIA AND RESPONSES:

Exception to 14-5.2(D)(10) signs and murals: The applicant requests an exception to 14-5.2(D)(10) signs and murals to address the non-compliance with sign and design standards, as outlined below in response to the Historic Preservation Division Notice of Violation issued on August 5, 2025.

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

Applicant Response: The mural enhances the district's character by integrating Tewa-inspired fox and feather motifs, using colors that echo traditional Pueblo aesthetics, complementing the historic streetscape.

Staff Response: Staff finds that this criterion is not met. The mural may be visually aesthetically pleasing; however, the mural was not approved by the Board or the Arts Commission prior to the painting on the building's facades and cannot be approved as it stands today. Overall murals may be permitted, but they may not overtake the building thereby obfuscating the architectural character of the building. The purpose of the historic district design standards is, in part, the creation of a general harmony as to style, form, color, height, proportion, texture and material between buildings of historic design and those of more modern design. The mural overtakes the building and damages the streetscape.

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

Applicant Response: Retaining the mural mitigates financial hardship from its $7,900 cost, while its aesthetic improvement supports public welfare by welcoming visitors

to the historic district.

Staff Response: Staff finds that this criterion is not met. The mural may be visually aesthetically pleasing; however, the mural was not approved by the Board or the Arts Commission prior to the painting on the building's facades and cannot be approved as it stands today. Furthermore, financial cost cannot be considered as a hardship, especially in this case due to the Code violation. No attempt was made by the applicant to seek approval prior to the financial investment that was made.

(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 mural contributes to "The City Different" by offering a culturally resonant design, enriching the district's diverse aesthetic and supporting residential vibrancy.

Staff Response: Staff finds that this criterion is not met. The mural may be visually aesthetically pleasing; however, the mural was not approved by the Board or the Arts Commission prior to the painting on the building's facades and cannot be approved as it stands today. Furthermore, the mural in part draw attention to the building and effectively can be considered signs. If this mural were considered a sign, it would not meet Code standards regarding size and placement of signage.

Exception to 14-5.2(E)(1)(b) exterior walls: The applicant requests an exception to 14-5.2(E)(1)(b) exterior walls to address the non-compliance with sign and design standards, as outlined below in response to the Historic Preservation Division Notice of Violation issued on August 5, 2025.

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

Applicant Response: The mural's earth tones and Tewa-inspired design harmonize with the district's adobe aesthetic, enhancing rather than detracting from its historic integrity.

Staff Response: Staff finds that this criterion is not met. The mural may be visually aesthetically pleasing; however, the mural was not approved by the Board or the Arts Commission prior to the painting on the building's facades and cannot be approved as it stands today. Furthermore, the mural overtakes this historic building and radically changes the streetscape, thereby impacting the character of the district as a whole.

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

Applicant Response: The mural's retention avoids financial loss from its creation and improves the public's experience by beautifying an unsightly utility area.

Staff Response: Staff finds that this criterion is not met. No attempt was made by the applicant to receive HDRB and City approval prior to making the financial investment to paint the mural. The mural may be visually aesthetically pleasing; however, the mural was not approved by the

Board or the Arts Commission prior to the painting on the building's facades and cannot be approved as it stands today.

(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: By blending Tewa symbolism with modern artistry, the mural enriches Santa Fe's diverse identity, fostering cultural appreciation within the district.

Staff Response: Staff finds that this criterion is not met. This is a business and there is no need to address this criterion based on allowing residents to continue to reside in the historic districts. Furthermore, through the applicant's negligence in receiving approval for the murals, multiple design options were not considered.

Exception to 14-5.2(E)(2)(e) publicly visible facades: The applicant requests an exception to 14-5.2(E)(2)(e) publicly visible facades to address the non-compliance with sign and design standards, as outlined below in response to the Historic Preservation Division Notice of Violation issued on August 5, 2025.

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

Applicant Response: The mural's placement and colors align with the district's aesthetic, providing an aesthetically pleasing street frontage that complements the historic environment.

Staff Response: Staff finds that this criterion is not met. The bright colors and scale of the building is not compatible with the streetscape or characteristics of the Downtown & Eastside Historic District. Furthermore, district standards call for all the exterior walls be painted of the same earthtone color – the scale of the murals consume the building and fails to meet this design criterion as well as the intent of the Downtown & Eastside Historic District. The mural may be visually aesthetically pleasing; however, the mural was not approved by the Board or the Arts Commission prior to the painting on the building's facades and cannot be approved as it stands today.

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

Applicant Response: The mural prevents hardship by preserving a significant investment and enhances public welfare by welcoming residents and guests with vibrant, culturally significant imagery.

Staff Response: Staff finds that this criterion is not met. The mural creates a diversion which negatively impacts the character of the district. The design standards set forth an expectation for consistency and predictability in design that is expected in all historic districts to maintain the unique character of Santa Fe.

(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 mural supports Santa Fe's "City Different" identity, offering a unique design that enhances the district's appeal and residential vitality.

Staff Response: Staff finds that this criterion is not met. There was no opportunity to consider the full range of design options as the mural was painted without the required approvals.

Exception to 14-8.10(H) special sign regulations in the H Districts: The applicant requests an exception to 14-8.10(H) special sign regulations in the H Districts to address the non-compliance with sign and design standards, as outlined below in response to the Historic Preservation Division Notice of Violation issued on August 5, 2025.

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

Applicant Response: The mural preserves the district's unique character by incorporating Tewa-inspired elements, ensuring compatibility with Santa Fe's historic and cultural landscape.

Staff Response: Staff finds that this criterion is not met. The mural does not relate to the character of the district – while the murals may be Tewa-inspired, similar murals are not found on traditional indigenous buildings.

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

Applicant Response: Retaining the mural avoids financial hardship for my family and supports public welfare by enhancing the district's aesthetic appeal for residents and tourists.

Staff Response: Staff finds that this criterion is not met. Financial hardship cannot be considered when granting an exception. Furthermore, the hardship was created by the applicant making an investment without obtaining the proper City approvals.

(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 mural provides an aesthetically pleasing street frontage sign, welcoming residents and guests into historic downtown Santa Fe with a culturally resonant fox and colors that accentuate the streetscape's vibrancy.

Staff Response: Staff finds that this criterion is not met. A full range of design options was not considered in this case; and as this building is a business, there is no need to ensure that a residence may continue to reside at the subject property.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

(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.

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

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

(1) General

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

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

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

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

(1) Old Santa Fe Style

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

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

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

14-5.2(10) Signs; Murals

Sign applications and required submittals shall be reviewed by the planning and land use department. Approval or disapproval shall be indicated by the division on the application for the building permit and on each of the required submittals. If a proposed mural does not meet the criteria in the historic ordinance, an exception is required. (Ord. No. 2007-45 § 30; Ord. No. 2020-22 § 16; Ord. No. 2023-27 § 1)

14-8.10 - SIGNS

14-8.10(H) Special Sign Regulations in the H Districts

(1) Purpose

(a) The purpose of the sign regulations in this section is to establish and carry into effect regulatory procedures governing signs in historic districts of the city . These regulations pertain to permits, colors, texture and finish, materials and design, location and size. They are set forth to preserve the special qualities inherent in the city that attract tourists and residents alike and that are the basis of the city's economic stability and growth. Signs excessive in size, illumination and of commonplace design will defeat the purpose of the preservation of characteristic areas in this, the oldest capitol in the United States.

(b) In addition to the prohibition contained in this section, approval of the display of a sign in the historic district shall be granted by the division only when the signs and the plans conform to the unique and distinctive character of the city , do not injuriously affect the same and do not impair the value to the community of those buildings having architectural worth.

(2) Applicability

Signs in the following areas and districts shall comply with the additional sign regulations of this Subsection 14-8.10(H), in addition to the general sign regulations of Section 14-8.10 above:

DEFINITIONS:

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 A
		4. County: Santa Fe

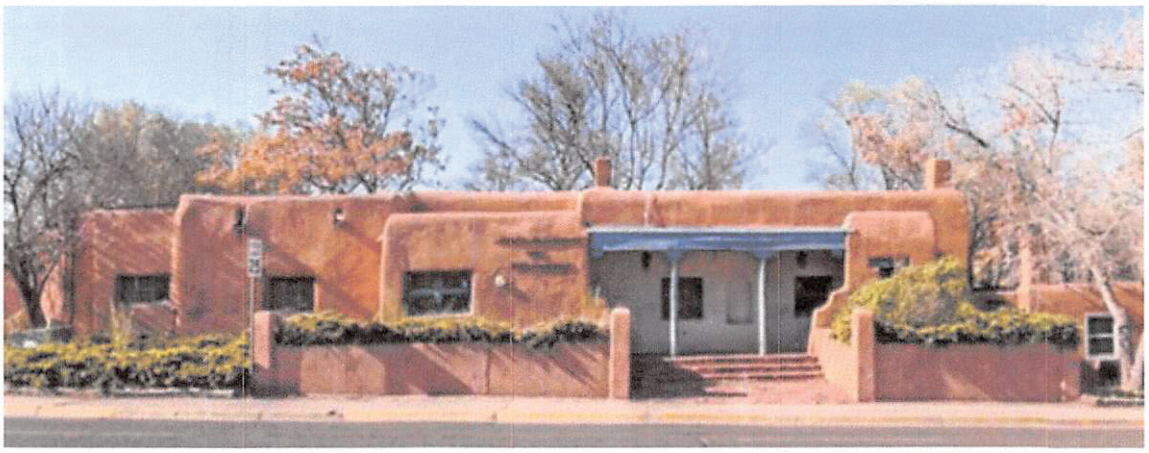
5. Property Type: _x_ Building __ Structure __ Site __ Object

6. Date of Survey: 8 / xx/ 2016

7. Previous Survey Date(s): __11__/ _1_/ 1985____ ____ No previous survey

8. Name of Project: NA

9. UTM Zone: Easting: NA **Northing:**



10. Photo Information View of: North elevation at Paseo de Peralta

11. Brief Description of the Property: One story irregularly shaped building with multiple adjoining flat roofs. Masonry yard wall and plantings flank street entrance with flagstone paving leading to portal, which has round posts and wood corbels. Parking is in the rear, and this entrance is very rarely used. The addition at the west (H2997 B)is separated from the building by a narrow passage, only connected at the north side by a segment of wall with a wood gate. All doors are wood panel, but windows range from steel-sash (older parts) to 1/1 wood double hung. Only the thick walls remain to suggest the 1912 building.The east elevation portal is supported by masonry piers also detailed with corbels and a wood beam.The long south elevation is set back in the center, and there are no openings in the west and east wing walls. Avariety of windows and doors punctuate the center, and a small porch covers an entrance in the northwest corner. An adobe yard wall encloses a patio at the south. A wide planting area and parking are south of the yard wall. A portal west of it covers doors into the later building at the west, and also serves as passage into the patio south of this building. A few trees are in this space, and the building is surrounded by asphalt except where the adjacent building has been added. The narrow passage between the buildings is unpaved and some volunteer tree shoots have sprouted.

12. Who uses the property?

vacant

13. Construction Dates:

Dates: pre 1886, 1912, pre-1958 __x__**Known** __ **Estimated** **Source:** Maps/Aerial photos

14. Setting:

__ **Suburban** __ **Rural** __ **Village** _x_ **Urban** **If Urban:** _x_ **Commercial** __ **Industrial** __ **Residential** __**Public**

15. Relationship to Surroundings: _x_ **Similar** __ **Dissimilar**

Comments:

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

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



Portal at East Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Though part of the building existed in 1912, it has been greatly altered. Changes have affected it especially at the north and south sides, while the west side is concealed by the building that was added later.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
A house existed here in 1886; by 1912 it was expanded to an irregular U-shaped house at the end of Bowers Street. Bowers Street was incorporated into the north portion of Paseo de Peralta in 1975 according to City Directory. Previous owners include Margaret Moses, who sold it to Wally Sargent in 1946. He converted it o condominiums in 1996.

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? Alterations: majority of south side at patio was added after 1958

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___5_____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:
Plaza de Peralta

2. Location:
320 Paseo de Peralta

3. Local Reference Number: H2997A

4. County
Santa Fe

5. Date of Survey: 8/2/ 2016

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:

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ 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 __ Parapet
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. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	5 pairs
Casement	steel	6	3
		9	5
Awning	wood	1	1

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	7
	vert board utility	wood	1
single	arched lites above and side lites	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)

4 interior stucco

13. Porches __4___

Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

none

15. Modifications: x __ No known modifications

#1___window replacements: additions at north and south___ **Date:** _post 1966___ **Known**__ **Estimated**_x_ **Source:** aerial photos

#2_____ Date:_____Known __ Estimated__ Source:

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:_____

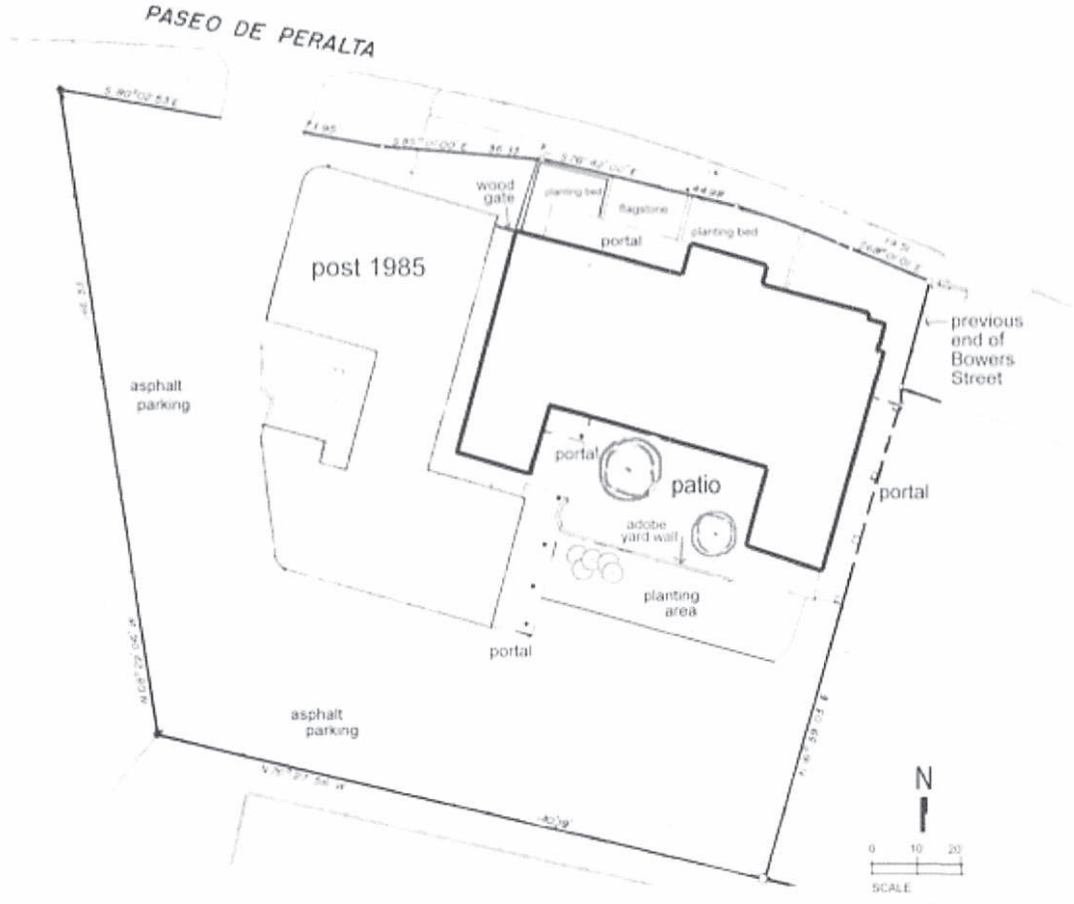
17. Documents Available and Their Locations
Maps, Chavez History Library; Deeds with Owner

SITE:

18. Attached or Associated Properties
The newer building at the west is connected only by gates; see separate HCPI form.

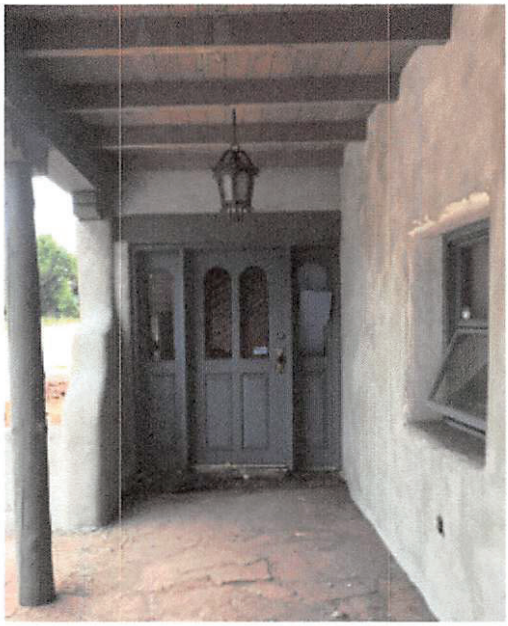
Are associated properties eligible for listing? No

19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways

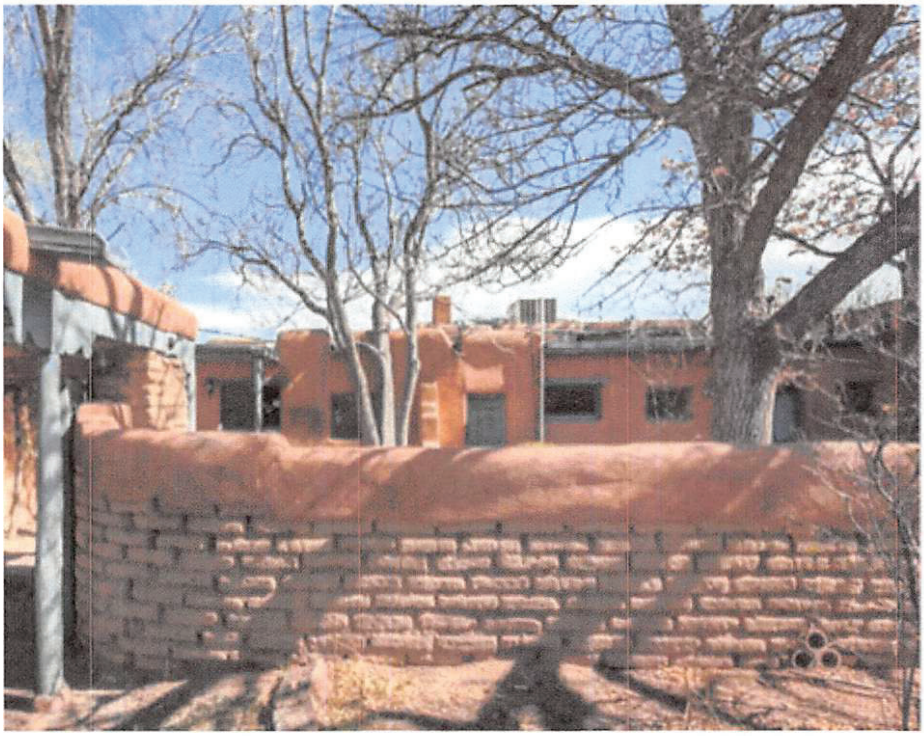




Detail of north entrance

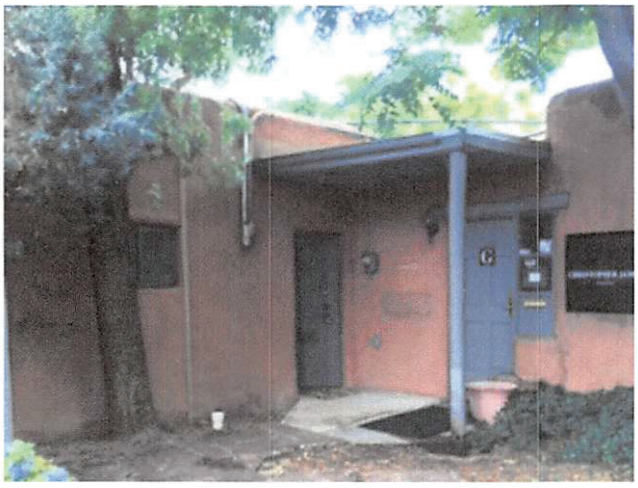


Door and sidelights at north portal

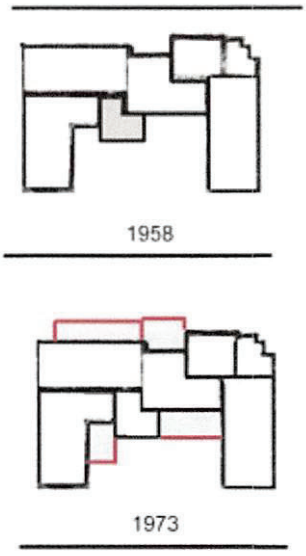


Yard wall infront of south elevation

HCPI Detail Form Continuation Sheet 2



South Elevation of patio at west corner

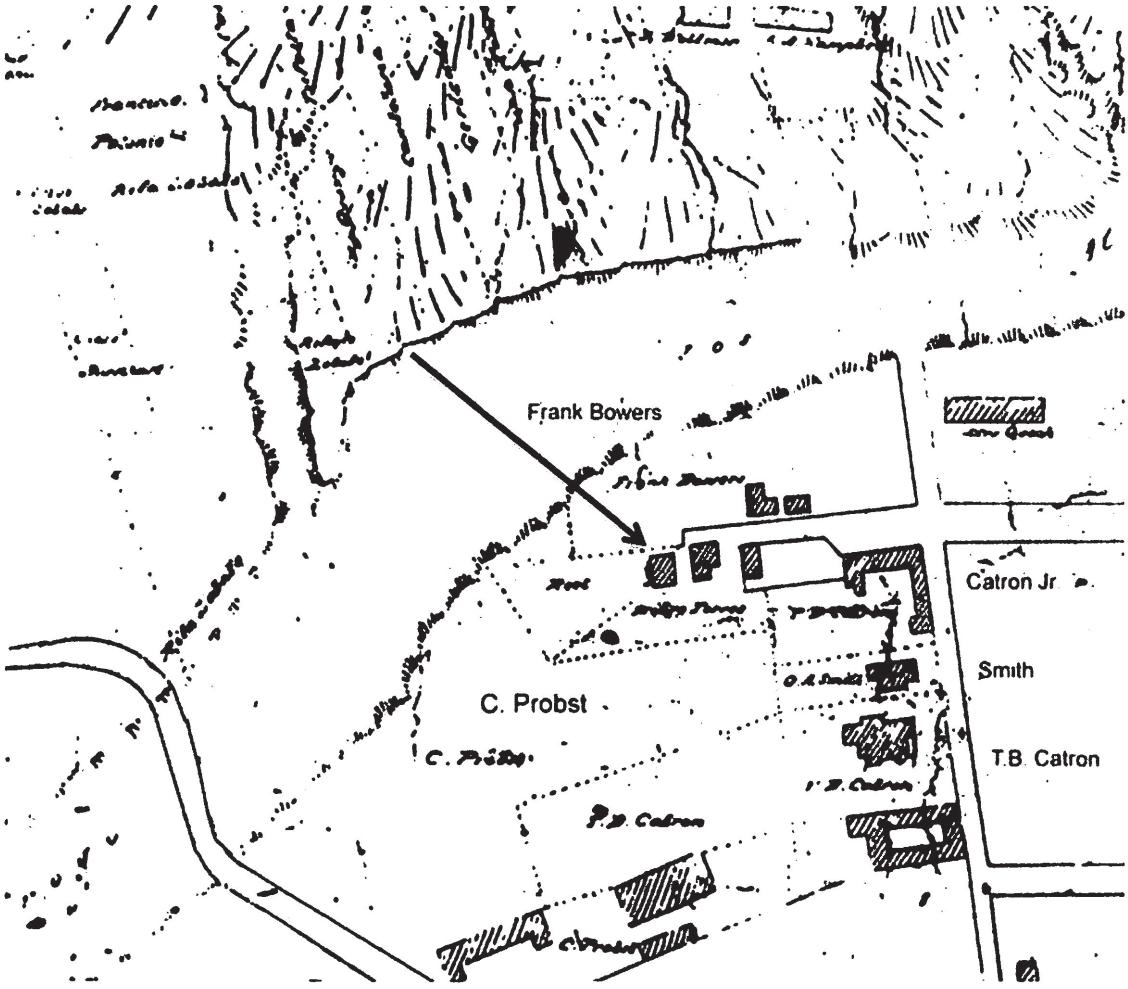




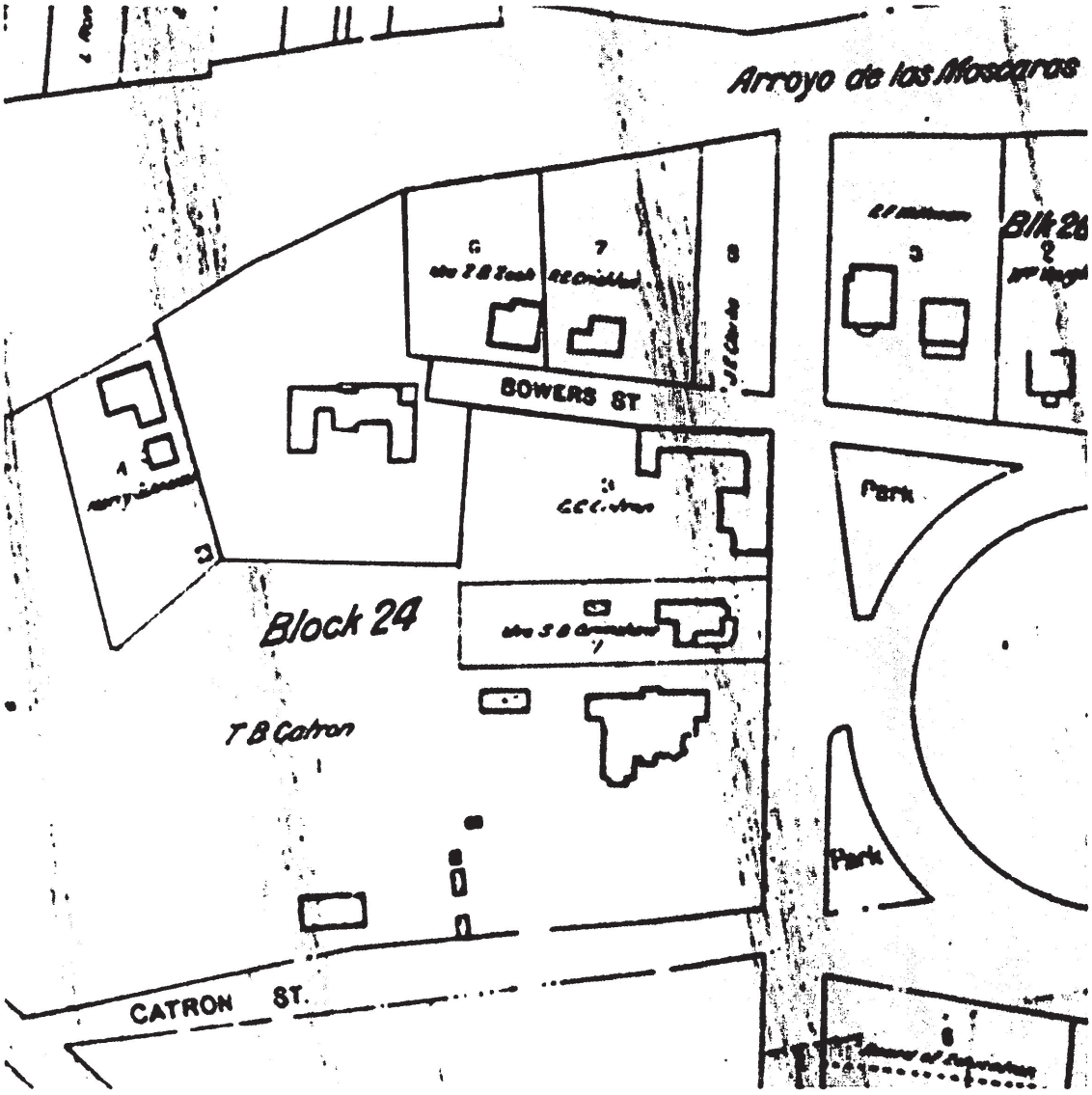
South elevation of patio

Note diagrams above right; Only the portion with the steel sash window at left was present in 1958 and still remained in 1973.

HCPI Detail Form Continuation Sheet 3



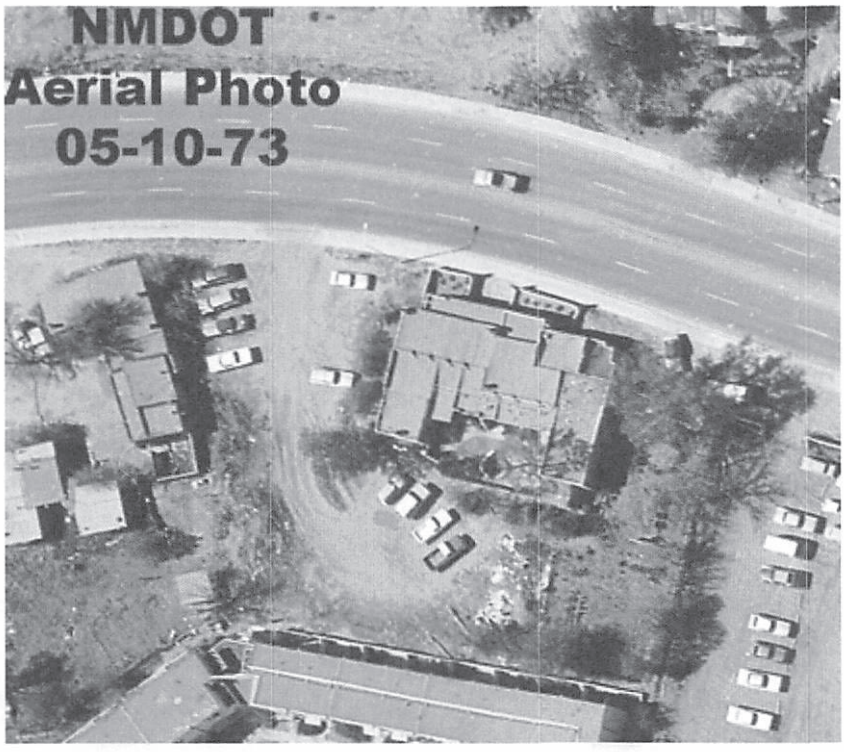
Arrow above indicates a house in this location as early as 1886 on the Hartmann Map.



In 1912 the home of merchant (grocer) Charles L. Bishop (1859-1914) was at the end of Bowers Street. It was one of several subdivided from the block of Thomas Catron.

HCPI Detail Form Continuation Sheet 5





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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 B
		4. County: Santa Fe

5. Property Type:
_x_ Building __ Structure
__ Site __ Object

6. Date of Survey:
8 / 2 / 2016

7. Previous Survey Date(s):
__11__/ _1_/ 1985____
____ No previous survey

8. Name of Project:
NA

9. UTM
Zone:
Easting: NA
Northing:



10. Photo Information View of: View from north west

11. Brief Description of the Property: Though this building functions as an addtion, it is a separate building. This one story irregularly shaped commercial building is set approximately 3 feet west of the historic building to the east (H2997 A). There is no entrance to the building on the north side along Paseo de Peralta. The entrance from the asphalt parking area at the west side is through a gateway between building and yard wall into a patio with two trees. The other entrance is under a portal at the south side. All windows are 1/1 wood double hung and all doors are wood panel. Two single and one double chimney are four feet above parapet height.

12. Who uses the property?

Various businesses / offices

13. Construction Dates:

Dates: 1980s ____**Known** _x_ **Estimated** **Source:** NA

14. Setting:

__ **Suburban** __ **Rural** __ **Village** _x_ **Urban** **If Urban:** _x_ **Commercial** __ **Industrial** __ **Residential** __**Public**

15. Relationship to Surroundings: _x_ **Similar** __ **Dissimilar**

Comments:

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

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



Entrance at West Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Wally Sergeant is a well-known Santa Fe realtor.

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

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? Date of construction

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___2_____

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:	2. Location:	3. Local Reference Number: H2997 B
Plaza de Peralta	320 Paseo de Peralta	4. County: Santa Fe
		5. Date of Survey: 8/2/ 2016

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:

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:_____

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

9. Roof: __ N/A

Shape: _x_ Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave __ Parapet
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. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	6
Pair of Dbl hung	wood	1/1	4

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	5
pair	multi-panel	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)

7 interior stucco

13. Porches __2___

Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

15. Modifications: _x_ No known modifications
#1_____ Date: _post 1966___ Known__ Estimated_x_ Source:

#2_____ Date:_____Known __ Estimated__ Source:

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

16. Primary Architectural Style __ Not Applicable

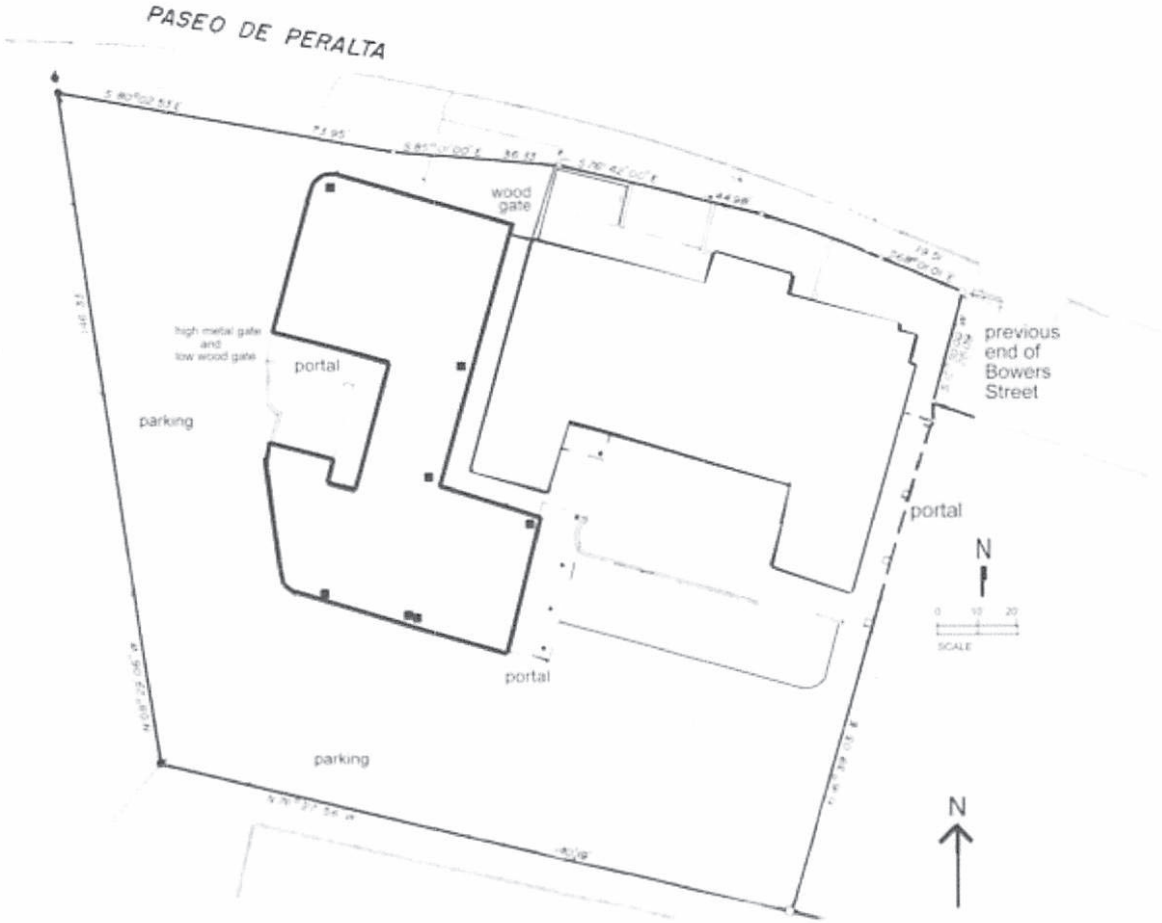
__ Art Deco/Streamline Moderne	__ Gothic Revival	__ Mission Revival	__ Pueblo	_x_ Spanish-Pueblo Revival
__ Bungalow/Craftsman	__ International	__ Neo-Classical	__ Queen Anne	__ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean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

Notes: Other:_____

17. Documents Available and Their Locations
Maps, Chavez History Library; deeds with owner

18. Attached or Associated Properties
The historic building at the east is connected only by gates; see separate HCPI form for H2997 A.
Are associated properties eligible for listing? No

19. Site Plan



HCPI Detail Form Continuation Sheet 1



South end of West Elevation



Southwest corner and south elevation



Portal and east elevation

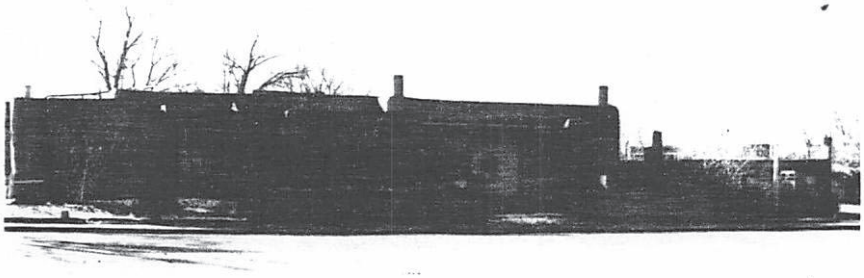
H2997

11/7/85 HMW | SF | 051610479

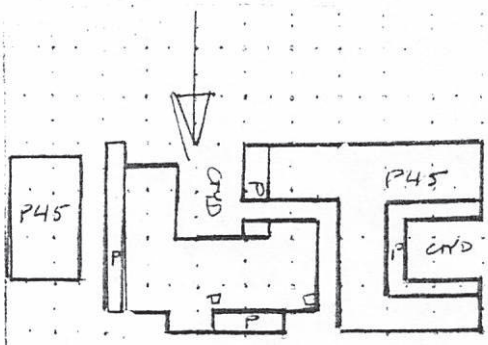
SFHD #1 | 479

320 Pº de PEREALTA | SF

HMW 15 | 34-37 | HPB







SP REV.

?

ADOBE / STUCCO

FRONT CORE: RECESS'D PORCH ROUND POSTS, CAPITALS, NEW 8/8 D.H. & NEW DOORS UNDER

REAR ORIG CORE: 1/1 D.H. (NEW)

MTL CASM'T, ALL NEW DOORS

E SIDE ORIG CORE: 9 LIGHT MTL CASM'TS.

2 P45 FLANKING BLDGS.

THIS IS QUITE AN OLD HOUSE ON WHAT WAS THE REAR OF THE CATRON PROPERTY @ BYERS LANE.

IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.

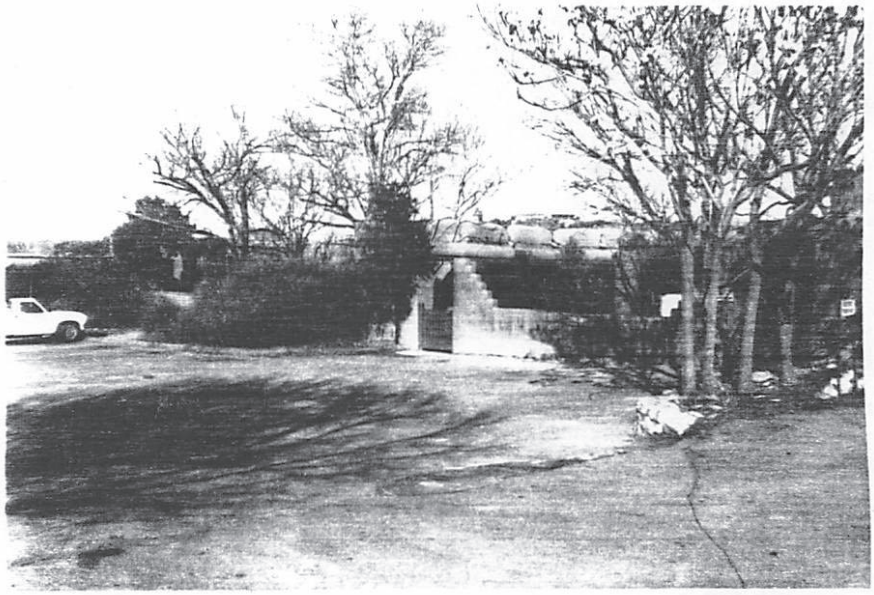
OFFICE

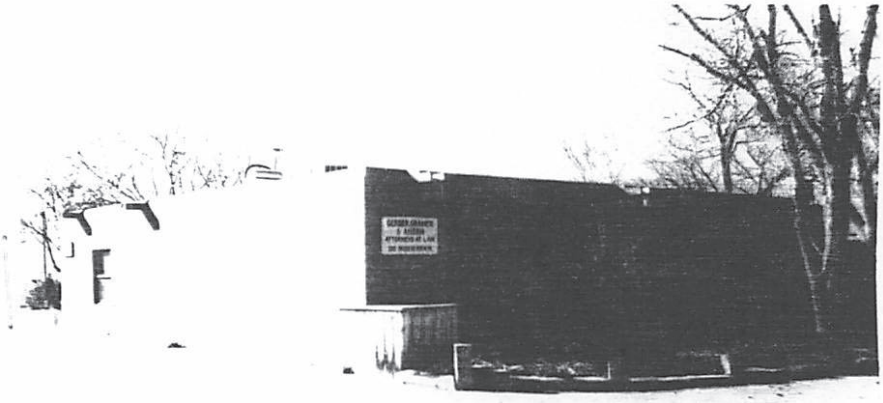
good

moderate ✓

CONTRIB.
NC ADDS.


TOYOTA





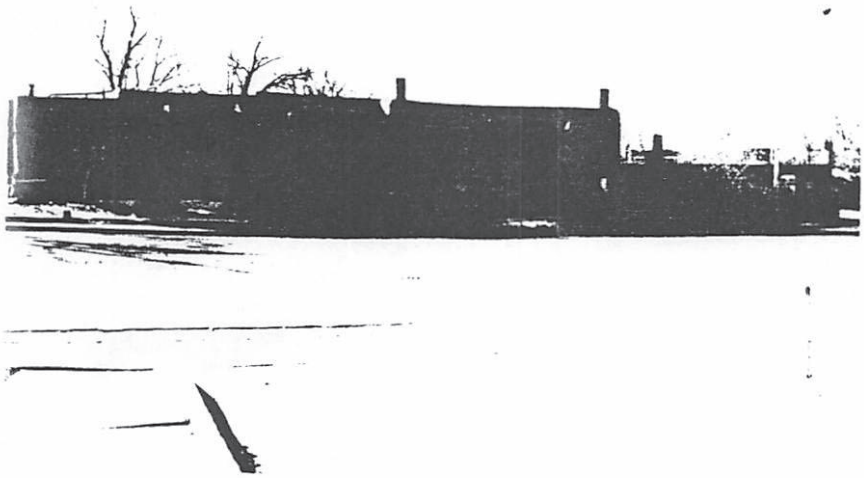
11/7/85 HMW SF 051610479

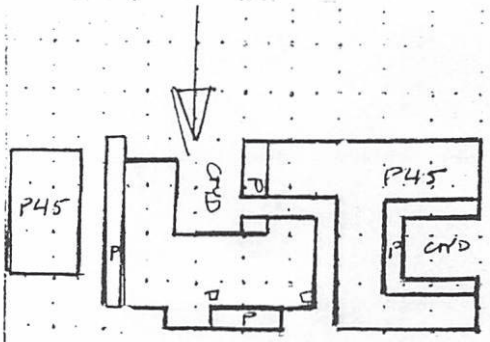
SFHD #1 479

320 P° de PERALTA

SF

HMW 15 34-37 HPB





date of construction

estimate actual

residential

OFFICE

residential

condition

excellent ✓ good

fair deteriorated

degree of remodeling

minor moderate ✓ major

describe:

surroundings

relationship to surroundings

similar not similar

district potential

yes no

significance

eligible ✓ of some interest

if eligible, why? CONTRIB.

NC ADDS.

associated buildings? yes

what type?

if inventoried, list it nos.

back? yes

?

SP REV.

ADOBE / STUCCO

architectural features

FRONT CORE: RECESSED PORCH ROUND POSTS, ZAPATAS, NEW 8/8 D.H. & NEW DOORS UNDER

REAR ORIG CORE: 1/1 D.H. (NEW)

MTL CASM'T, ALL NEW DOORS

E SIDE ORIG CORE: 9 LIGHT MTL CASM'TS.

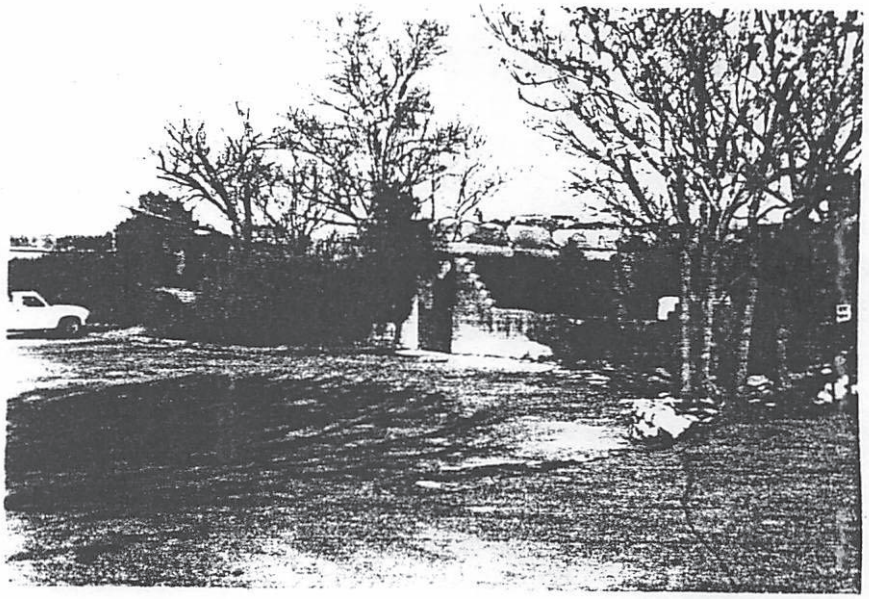
2 P45 FLANKING BLDGS.

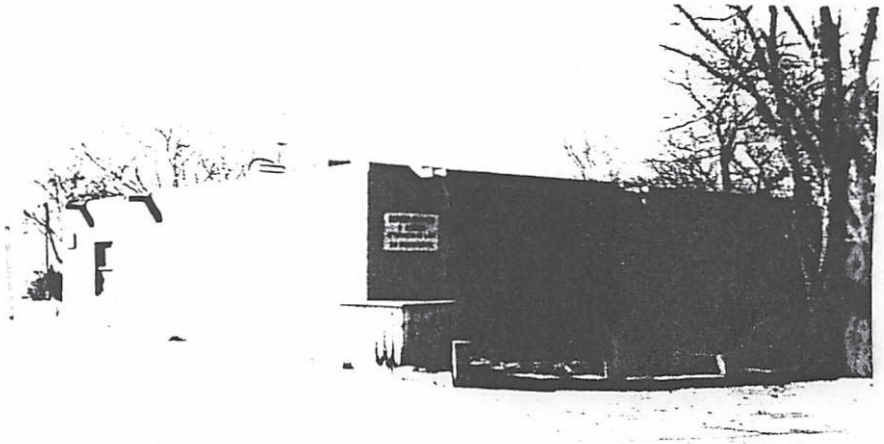
comments

THIS IS QUITE AN OLD HOUSE ON WHAT WAS THE REAR OF THE CATRON PROPERTY @ BOWERS LANE.

IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.


TOYOTA





Action of the Board

Member Katz moved in Case #H-16-077 at 216 Gonzales Road/216 Lorenzo Lane, finding that the exception criteria have been met and undivided windows don't damage the character because many others are undivided in the area and some are some are not but all the rest in this building are undivided. Regarding the hardship, he thought it would be hardship to have to replace all of the windows rather than just matching what exists on the house now. It strengthens the unique heterogeneous character of the City and having undivided lites does that. So he moved to approve the application. Member Roybal seconded the motion and it passed by unanimous voice vote.

No motion was made to remove the tabled cases from the table but the Board proceeded to hear them.

7. **Case #H-16-073A. 320 Paseo de Peralta.** Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as noncontributing to the Downtown and Eastside Historic District. Staff is requesting a status review of the two structures per input from the Board. If the Board finds one or both of the buildings to be contributing to the Downtown and Eastside, primary elevations will need to be assigned.

Building A

Building A is described as an irregularly shaped one story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added onto sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15-year period. Little information is given about the wall.

Building B

Building B was constructed in 1980s as an addition to the property but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

Conclusion

While some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. The aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the character. Additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

STAFF RECOMMENDATION:

Staff recommends Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall.

Questions to Staff

There were no questions to Staff.

Applicant's Presentation

Present and sworn was Mr. Jay Herrera, who stood for questions.

Questions to the Applicant

Chair Rios asked if Mr. Herrera agreed with the staff recommendations.

Mr. Herrera said he did.

Member Katz asked how old the yard wall was.

Mr. Herrera said he didn't know. It was bumped into and demolished.

Member Katz asked how long Mr. Herrera has been connected with the building.

Mr. Herrera said he has for two months.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Biedscheid moved in Case #H-16-073A at 320 Paseo de Peralta, to approve the application as recommended that the structures remain non-contributing and that no status be assigned to the non-existent yard wall. Member Powell seconded the motion and it passed by unanimous voice vote.

8. **Case #H-16-073B. 320 Paseo de Peralta.** Downtown & Eastside Historic District. Santa Fe Sustainable, agent for FFT LLC, owner, proposes to replace windows and construct a 168 sq. ft. portal on a non-contributing, non-residential structure. (Nicole Ramirez Thomas)

Ms. Ramirez Thomas gave the staff report as follows:

BACKGROUND & SUMMARY:

320 Paseo de Peralta is a property composed of two non-residential buildings with an original construction date of 1886 according to the Historic Cultural Property Inventory (HCPI). It is constructed in the Spanish-Pueblo Revival style and is designated as noncontributing to the Downtown and Eastside Historic District. An updated HCPI form is provided and demonstrates the dates and types of alterations to the property.

The applicant proposes to remodel the property with the following three items.

1) Add a 168 square foot portal to the south elevation of the structure to a height of 8 feet. Trees near the building will remain.

2) Replace damaged windows. The applicant has provided a window replacement plan and cut sheets. All windows will be divided lite and the window opening dimensions will not change unless the window will be replaced for a door. Windows will be wood interior with a clad exterior in "Desert Sand."

a) Replace all windows on the north elevation.

b) Replace a window for a door on the south elevation.

c) Replace one window on the south elevation.

d) Removal of a door opening on the south elevation.

e) Replace two windows for two doors on the east elevation.

f) Replace two existing doors on the east elevation.

g) Replace two windows on the east elevation.

h) Replace all windows on the west elevation.

3) Stucco will be El Rey cementitious "Kokanee."

4) Replace existing brick and cement paving in the courtyard on the south side of the property with pave stone.

5) Replace existing flagstone on the north entrance of the building with pave stone.

6) Replace an existing wall that was demolished without a permit. The wall will replicate the previous wall in height and style. Maximum height of the wall was 8 feet and the wall was constructed of exposed adobe. The applicant plans to replace the wall with a stucco wall to enclose the courtyard.

STAFF RECOMMENDATION:

Staff recommends approval as the application complies with 14-5.2 (D) (9) Design Standards for All H Districts Height, Pitch, Scale, and Massing and 14-5.2 (E) Downtown and Eastside Design Standards.

Questions to Staff

Chair Rios asked what the proposed lite pattern is on the west.

Mr. Rasch said if is four over four.

Member Powell asked to see the courtyard.

Member Powell, upon seeing it, said it seems like the improvements are good improvements. He added that on contributing structures, the Board asks that all rooftop appurtenance be covered.

Mr. Herrera explained that was why they wanted the parapet.

Applicant's Presentation

No presentation was given.

Questions to the Applicant

Chair Rios commented that if it is in a historic district, rooftop equipment is to not be publicly visible, whether contributing or not.

Mr. Rasch said the code actually is silent for non-contributing structures but the Board's practice has been to require screening because at 50 years, it becomes nonconforming.

Chair Rios agreed and said the applicant is moving in that direction.

Public Comment

There were no speakers from the public regarding this case and the public hearing was closed.

Action of the Board

Member Powell moved in Case #H-16-073B. at 320 Paseo de Peralta, to approve the application as submitted and requiring that rooftop equipment be screened by the parapet. Member Biedscheid seconded the motion and it passed by unanimous voice vote.

G. MATTERS FROM THE BOARD

There were no matters from the Board.

H. ADJOURNMENT

ITEM # 16-0977

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

Case #H-16-073A
Address – 320 Paseo de Peralta
Agent's Name – Santa Fe Sustainable
Owner/Applicant's Name – FFT LLC

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on September 22, 2016, after it was postponed at the September 13, 2016 due to audio-visual technical difficulties, not the fault of the Applicant.

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as Noncontributing to the Downtown and Eastside Historic District. Staff requested the Board review the status of the two structures. If the Board finds one or both of the buildings to be Contributing to the Downtown and Eastside, primary elevations will need to be assigned.

Building A: Building A is an irregularly shaped one-story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15 year period. Little information is given about the wall.

Building B: Building B was constructed in 1980s as an addition to the property, but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

Staff's conclusion: Staff concluded that while some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. Staff also noted that the aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the character. Staff noted that additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

FINDINGS OF FACT

1. After conducting public hearings and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff recommended Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall
3. The project is, without limitation, subject to requirements of the following sections of the Santa Fe Land Development Code:

   _X_ Section 14-5.2(D)(9) General Design Standards, Height Pitch Scale and Massing (of any structure).
4. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:

   _X_ Downtown and Eastside Historic District (Section 14-5.2(E))
5. Under Section 14-12.1, the definition of a "contributing structure" is "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."
6. Code 14-5.2(C)(2)(a – c) gives the Board authority to review and approve "significant," "contributing," or "noncontributing" status designations
7. The Board, in response to the application, finds:

   _X_ Building A and B do not meet the Section 14-12.1 criterion for "contributing" as provided in the presentation and Staff Report

   _X_ the yardwall has no status
8. The information contained in the Application, and provided in testimony and evidence establishes that all applicable requirements for Board review have been met.

CONCLUSIONS OF LAW

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

1. The Board has the authority to review and approve the Application.
2. The Board granted the Applicant's request to review historic status and unanimously voted to:

   _X_ Retain the existing Noncontributing status of Buildings A and B; and

   _X_ Assign no status to the demolished yardwall.

IT IS SO ORDERED ON THIS 11th DAY OF OCTOBER 2016, BY THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Chairperson — Date: 11 October 2016

FILED:

Yolanda Y. Vigil
City Clerk — Date: 10/12/16

APPROVED AS TO FORM

Asst CA
Assistant City Attorney — Date: 10-11-16

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, N.M. 87504-0909
www.santafenm.gov

Javier M. Gonzales, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, Dist. 1
Renee Villarreal, Dist. 1
Peter N. Ives, Dist. 2
Joseph M. Maestas, Dist. 2
Carmichael A. Dominguez, Dist. 3
Chris Rivera, Dist. 3
Ronald S. Trujillo, Dist. 4
Mike Harris, Dist. 4

Project description: Staff requested a status review of the buildings at 320 Paseo de Peralta.

Case number: H-16-073
Project Type: HDRB

PROJECT LOCATION (S): 320 Paseo de Peralta

PROJECT NAMES:

OW – FFT LLC
Santa Fe, NM 87504

P.O. Box 1769
505-577-7000

AP – Santa Fe Sustainable
Santa FE, NM 87501

110 Spruce Street
505-780-0127

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on staff's request at their hearing on September 13, 2016. The decision of the Board was maintain the designation of "noncontributing" for the buildings at 320 Paseo de Peralta and assign no status to the demolished yardwall. For further information please call 955-6605.

Sincerely,

Nicole A R Thomas

Nicole Ramirez Thomas
Planner Senior, Historic Preservation Division

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

City of Santa Fe, New Mexico

memo

DATE: September 19, 2016

TO: Historic Districts Review Board Members

VIA: David Rasch, Supervising Planner in Historic Preservation DR

FROM: Nicole Ramirez Thomas, Planner Senior in Historic Preservation NRT

CASE # H-16-073A

ADDRESS: 320 Paseo de Peralta
Historic Status: Noncontributing
Historic District: Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
_x_ Case Synopsis	____ Proposal Letter
____ District Standards & Yard wall & fence standards.	____ Vicinity Map
_x_ Historic Inventory Form	____ Site Plan/Floor Plan
____ Zoning Review Sheet	____ Elevations
___ Other:	_x_ Photographs
	____ Other:

STAFF RECOMMENDATION:

Staff recommends Building A and Building B remain as non-contributing to the Downtown and Eastside Historic District 14-5.2 (C) Regulation of Significant and Contributing Structures in the Historic Districts. In regard to the yard wall, we have no known date of construction and the applicant has already removed the wall so there is no opportunity of evaluation. Staff makes no recommendation regarding the yard wall.

BACKGROUND & SUMMARY:

320 Paseo de Peralta is a property composed of two non-residential buildings constructed in the Spanish-Pueblo Revival style. Both buildings are designated as noncontributing to the Downtown and Eastside Historic District. Staff is requesting a status review of the two structures per input from the Board. If the Board finds one or both of the buildings to be contributing to the Downtown and Eastside, primary elevations will need to be assigned.

Building A

Building A is described as an irregularly shaped one story building. Multiple flat roofs adjoin and the report from the architectural historian notes that there is only a suggestion of the original 1912 building underneath the modifications and additions that comprise the current building. A portal with wood posts defines the entrance on the front of the building. The addition of the portal and massing on the north side of the building occurred sometime between 1958 and 1973. The east of the elevation is entirely covered by a portal. This area serves as a corridor between the north side of the building and the south side of the building. The south side of the building was added on to sometime before 1973 and after 1958. A courtyard area was enclosed by an adobe yard wall which was recently demolished. No date is given for the yard wall but the aerial photos indicate that it too was constructed before May of 1973 and after November of 1958. The west elevation is not connected to the 1985 Building B but is not visible and provides another passage from between the north side and the south side of the property.

1886 is stated as the first date for a house to have existed on the property. There is no indication that any portion of the original house remains. The house noted on the Kings Map 1912 indicates the "u" shape the property possessed until sometime after 1958 when the massing of the building changed significantly within a 15 year period. Little information is given about the wall.

Building B

Building B was constructed in 1980s as an addition to the property but it is a separate building. The photos associated with the 1985 building inventory compared with the current HCPI photos demonstrate changes to the northwest corner of the building.

Conclusion

While some of the changes to the structure of Building A are historic in their own right, the preservation of distinctively historic elements the building may have had are relatively unknown and are overshadowed by alterations from the 1970s and 1980s. The aerial photos indicate the change in massing to the building, and while historic material is retained in places, intrusive architectural features have taken away the

character. Additions to the building were added in a manner that if removed would show that the building has been permanently altered.

The aerial photographs indicate clearly that Building B was constructed after 1973, making the building less than 50 years old.

Little information is provided regarding the demolished yard wall associated with Building A.

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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 A
		4. County: Santa Fe

5. Property Type: _x_ Building __ Structure __ Site __ Object

6. Date of Survey: 8 / xx/ 2016

7. Previous Survey Date(s): __11__/ _1_/ 1985____ ____ No previous survey

8. Name of Project: NA

9. UTM Zone: **Easting:** NA **Northing:**



10. Photo Information — View of: North elevation at Paseo de Peralta

11. Brief Description of the Property: One story irregularly shaped building with multiple adjoining flat roofs. Masonry yard wall and plantings flank street entrance with flagstone paving leading to portal, which has round posts and wood corbels. Parking is in the rear, and this entrance is very rarely used. The addition at the west (H2997 B)is separated from the building by a narrow passage, only connected at the north side by a segment of wall with a wood gate. All doors are wood panel, but windows range from steel-sash (older parts) to 1/1 wood double hung. Only the thick walls remain to suggest the 1912 building.The east elevation portal is supported by masonry piers also detailed with corbels and a wood beam.The long south elevation is set back in the center, and there are no openings in the west and east wing walls. Avariety of windows and doors punctuate the center, and a small porch covers an entrance in the northwest corner. An adobe yard wall encloses a patio at the south. A wide planting area and parking are south of the yard wall. A portal west of it covers doors into the later building at the west, and also serves as passage into the patio south of this building. A few trees are in this space, and the building is surrounded by asphalt except where the adjacent building has been added. The narrow passage between the buildings is unpaved and some volunteer tree shoots have sprouted.

12. Who uses the property?

vacant

13. Construction Dates:

Dates: pre 1886, 1912, pre-1958 __x__ **Known** __ **Estimated** **Source:** Maps/Aerial photos

14. Setting:

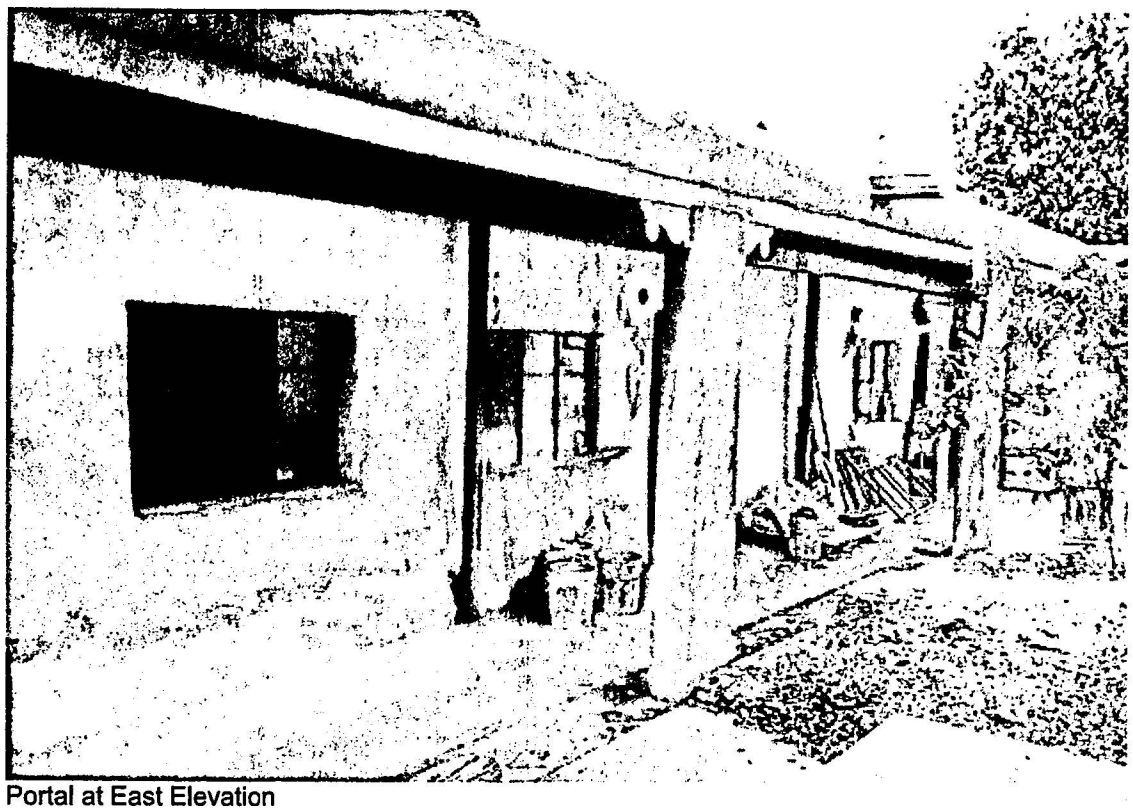
__ Suburban __ Rural __ Village _x_ Urban If Urban: _x_ Commercial __ Industrial __ Residential __ Public

15. Relationship to Surroundings: _x_ Similar __ Dissimilar

Comments:

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

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



Portal at East Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Though part of the building existed in 1912, it has been greatly altered. Changes have affected it especially at the north and south sides, while the west side is concealed by the building that was added later.

21. Other Significance or Information of Interest: (such as historical, legendary, structural, former ownership, etc.)
A house existed here in 1886; by 1912 it was expanded to an irregular U-shaped house at the end of Bowers Street. Bowers Street was incorporated into the north portion of Paseo de Peralta in 1975 according to City Directory. Previous owners include Margaret Moses, who sold it to Wally Sargent in 1946. He converted it o condominiums in 1996.

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? Alterations: majority of south side at patio was added after 1958

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___5_____

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:
Plaza de Peralta

2. Location:
320 Paseo de Peralta

3. Local Reference Number: H2997A

4. County
Santa Fe

5. Date of Survey: 8/2/ 2016

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:

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:_____

8. Foundation: __ N/A
__ 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 __ Parapet
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. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	5 pairs
Casement	steel	6	3
		9	5
Awning	wood	1	1

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	7
	vert board utility	wood	1
single	arched lites above and side lites	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)

4 interior stucco

13. Porches __4___

Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

none

15. Modifications: x __ No known modifications

#1___window replacements: additions at north and south___ Date: _post 1966___ Known__ Estimated_x_ Source: aerial photos

#2_____ Date:_____Known __ Estimated__ Source:

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

Maps, Chavez History Library; Deeds with Owner

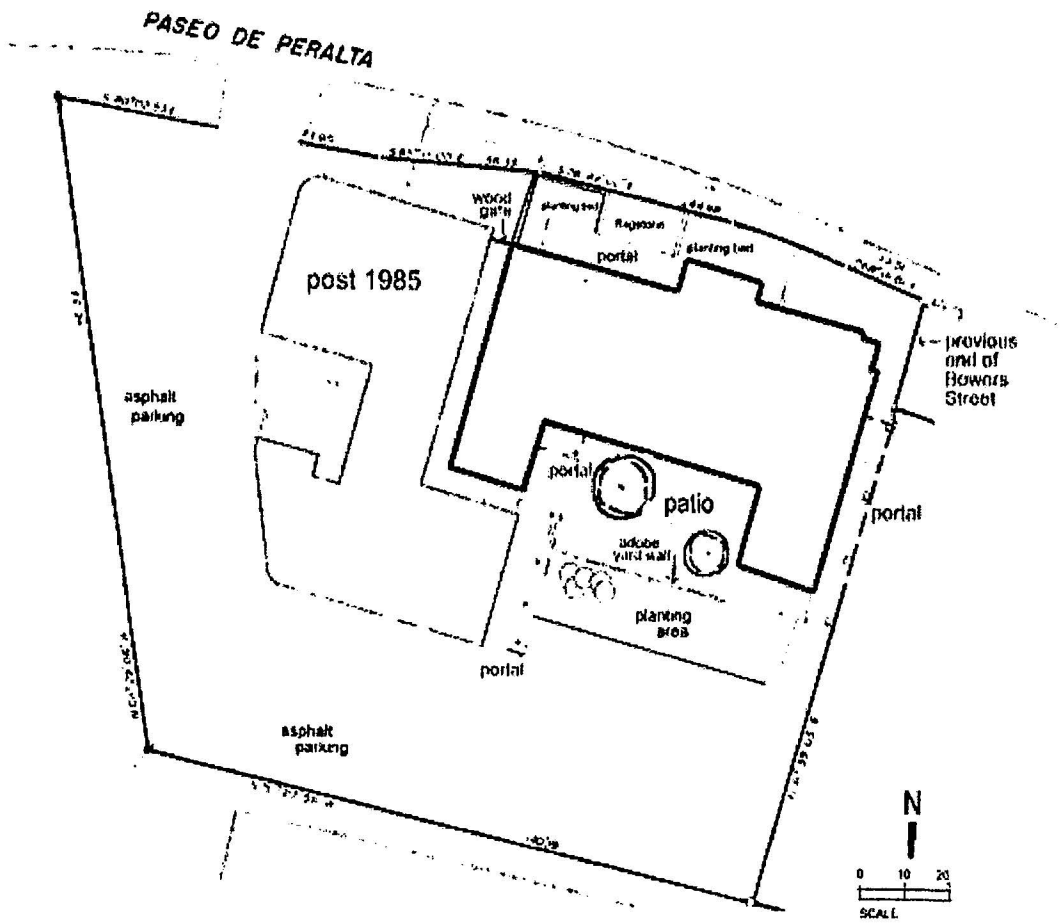
SITE:

18. Attached or Associated Properties

The newer building at the west is connected only by gates; see separate HCPI form.

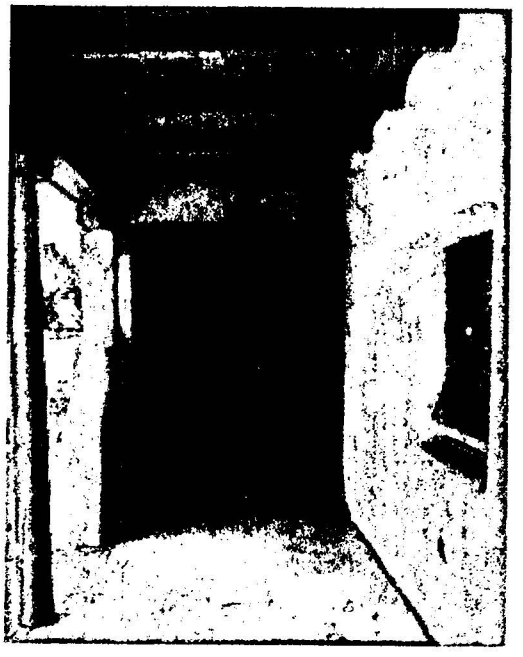
Are associated properties eligible for listing? No

19.Site plan **PLEASE INCLUDE:** - Footprint of building-, Porches and balconies, Major landscape features, North arrow, Associated properties ,Walls, fences, gates Nearby roads, Driveways

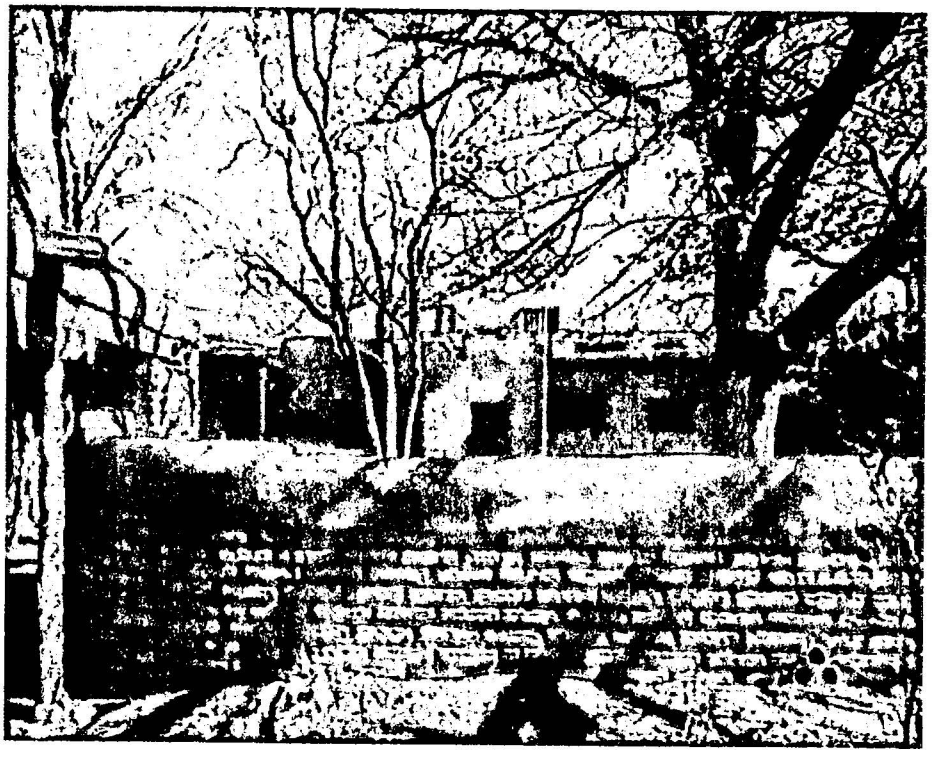




Detail of north entrance

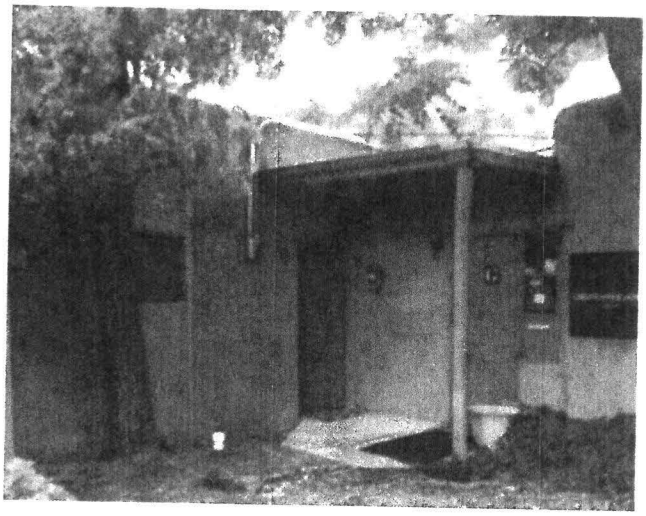


Door and sidelights at north portal

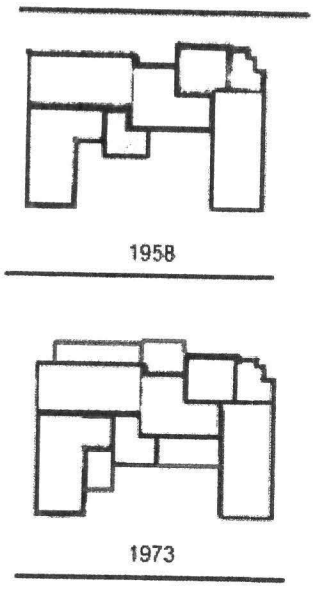


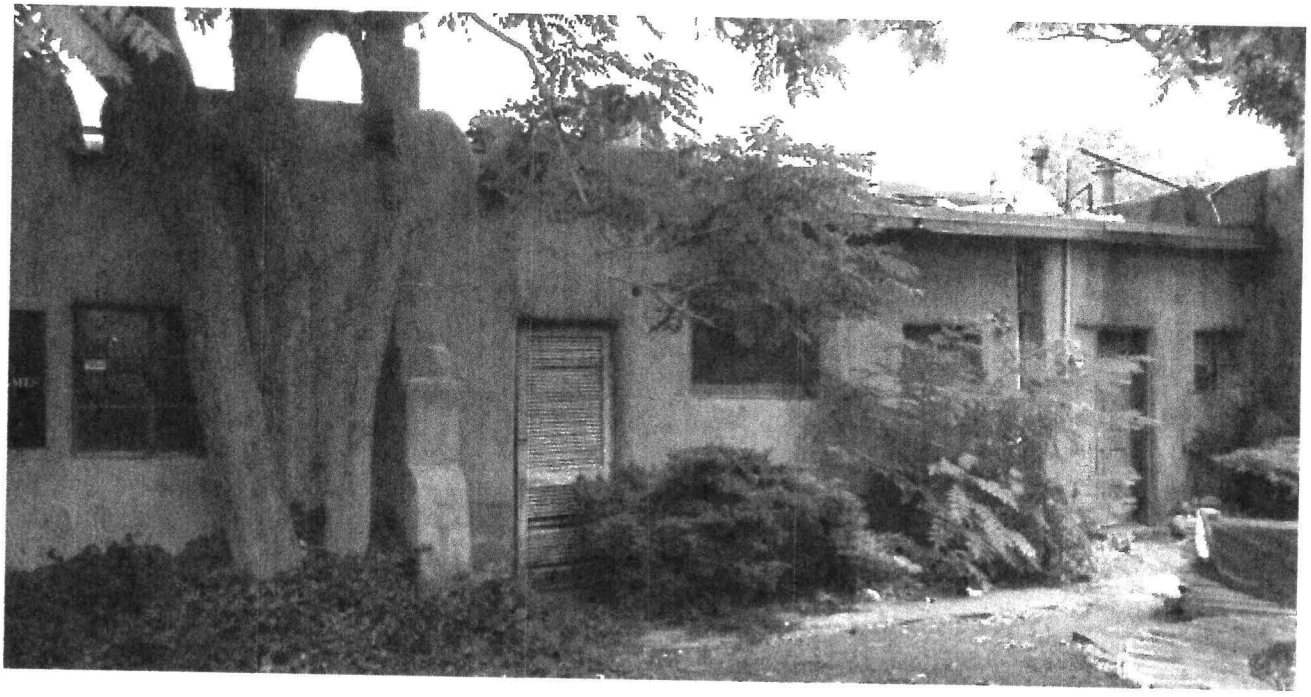
Yard wall infront of south elevation

HCPI Detail Form Continuation Sheet 2



South Elevation of patio at west corner

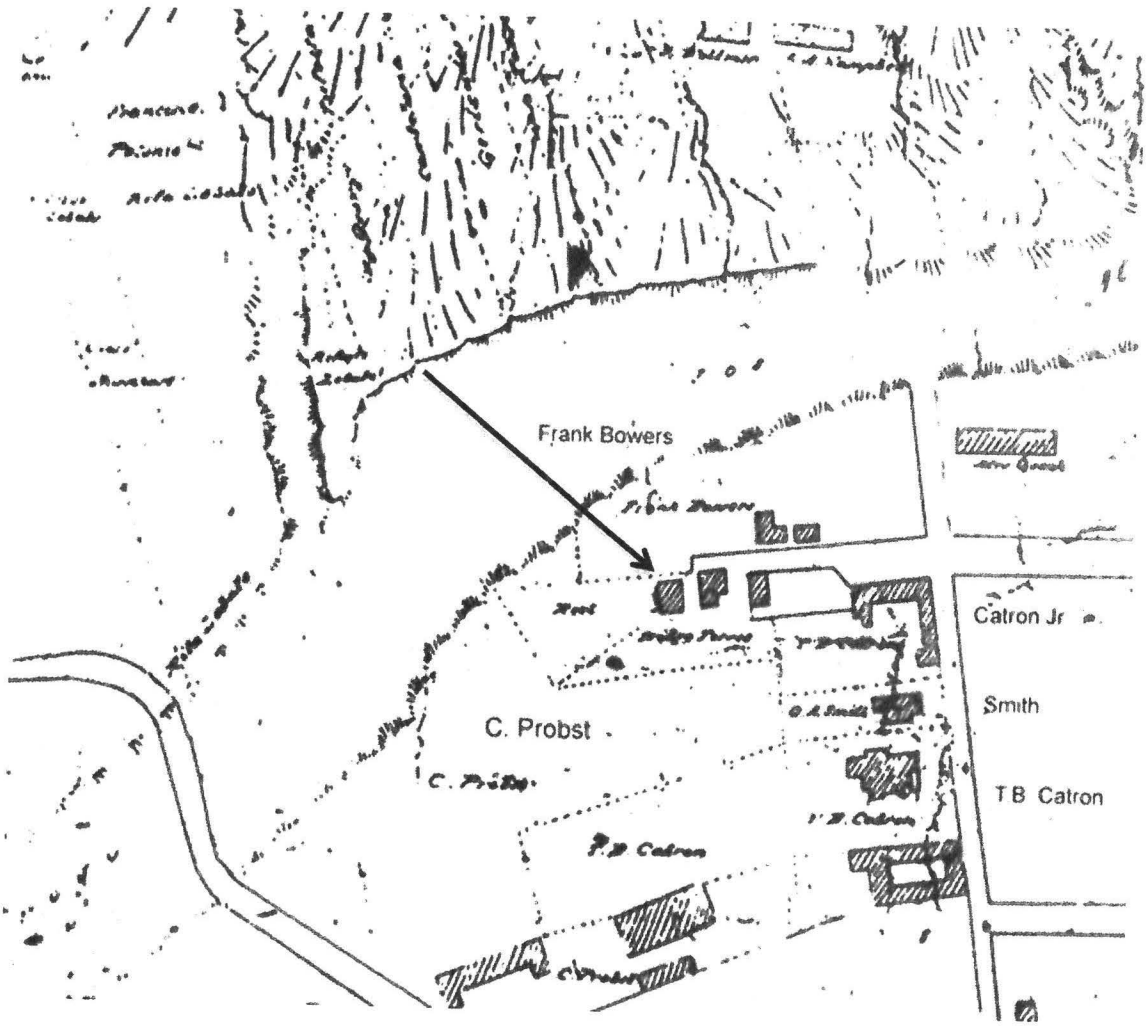




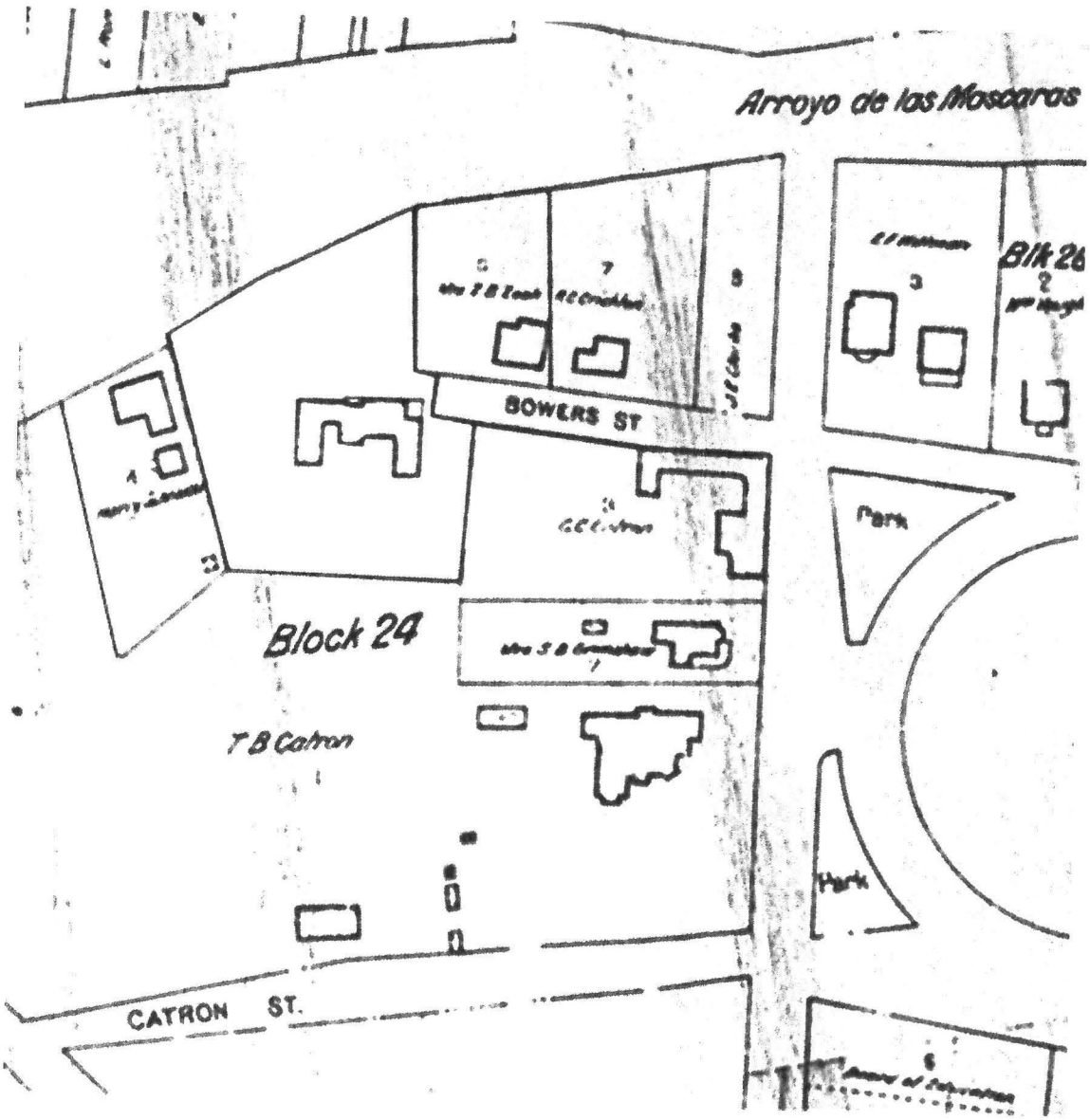
South elevation of patio

Note diagrams above right; Only the portion with the steel sash window at left was present in 1958 and still remained in 1973.

HCPI Detail Form Continuation Sheet 3

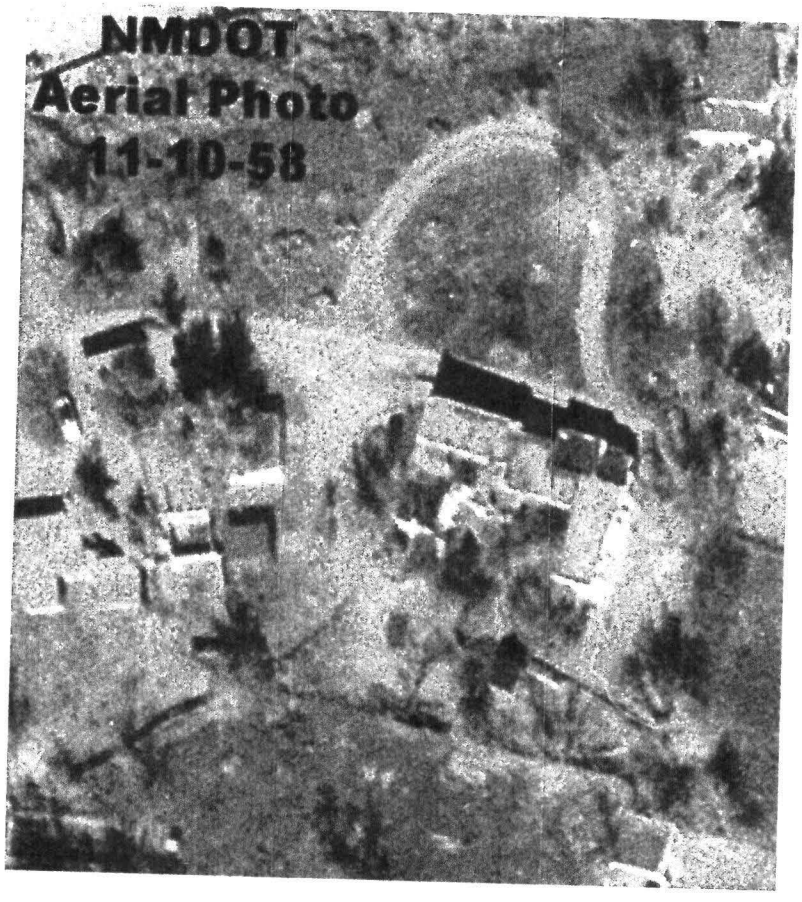


Arrow above indicates a house in this location as early as 1886 on the Hartmann Map.



In 1912 the home of merchant (grocer) Charles L. Bishop (1859-1914) was at the end of Bowers Street. It was one of several subdivided from the block of Thomas Catron.

HCPI Detail Form Continuation Sheet 5





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:		3. Local Reference Number:
Plaza de Peralta	320 Paseo de Peralta	051610479 H2997 B
		4. County: Santa Fe

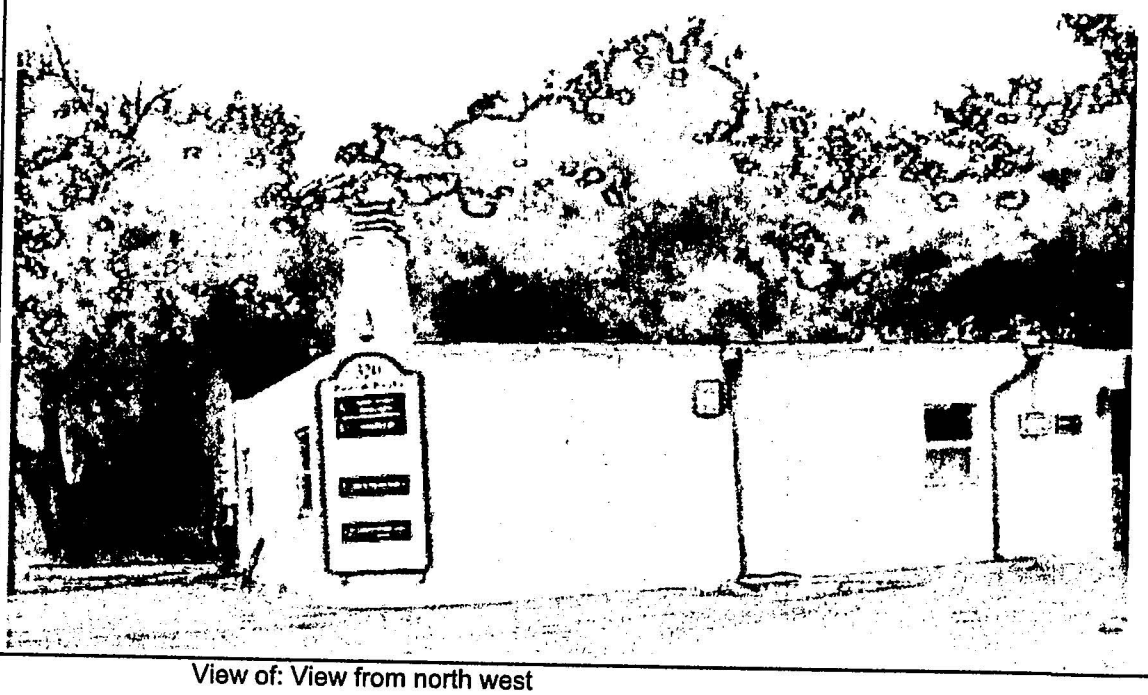
5. Property Type: _x_ Building __ Structure __ Site __ Object

6. Date of Survey: 8 / 2 / 2016

7. Previous Survey Date(s): __11__/ _1_/ 1985____ ____ No previous survey

8. Name of Project: NA

9. UTM
Zone:
Easting: NA
Northing:



10. Photo Information — View of: View from north west

11. Brief Description of the Property: Though this building functions as an addtion, it is a separate building. This one story irregularly shaped commercial building is set approximately 3 feet west of the historic building to the east (H2997 A). There is no entrance to the building on the north side along Paseo de Peralta. The entrance from the asphalt parking area at the west side is through a gateway between building and yard wall into a patio with two trees. The other entrance is under a portal at the south side. All windows are 1/1 wood double hung and all doors are wood panel. Two single and one double chimney are four feet above parapet height.

12. Who uses the property?

Various businesses / offices

13. Construction Dates:

Dates: 1980s ____**Known** _x_ **Estimated** **Source:** NA

14. Setting:

__ **Suburban** __ **Rural** __ **Village** _x_ **Urban** **If Urban:** _x_ **Commercial** __ **Industrial** __ **Residential** __**Public**

15. Relationship to Surroundings: _x_ **Similar** __ **Dissimilar**

Comments:

HCPI Base Form (FORM 1)

(Continued from other side)

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



Entrance at West Elevation

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

Catherine Colby

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

John R. Fox

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

20. Significance to Current Community: __ Unknown __ None __x_ Low ___ Moderate __ High
Describe: Wally Sergeant is a well-known Santa Fe realtor.

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

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? Date of construction

23. National or State Historic District:

Is this property in a historic district? __ Unknown ___ No _x_ Yes
If yes: __ Contributing __ Non-contributing __ Unknown

If 'yes', what is the name of the district? _Santa Fe_____ __ State _x_ National

City of Santa Fe

Noncontributing to Downtown-Eastside Historic District

24. Supplemental Forms:
__ None _x_ HCPI Detail Form (FORM 2) _x_ Continuation Sheets, # pages: ___2_____

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 de Peralta

2. Location:
320 Paseo de Peralta

3. Local Reference Number: H2997 B

4. County
Santa Fe

5. Date of Survey: 8/2/ 2016

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:	

7. Number of Stories: __ N/A
Number: _x_1 ___11/2 __ 2
__ 21/2 Other:____

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

9. Roof: __ N/A
Shape: _x_ Flat __ Gabled
__ Hipped __ Pyramidal
__ Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave __ Parapet
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. Windows __ N/A

Operation	Material	Glazing	Number
Dbl hung	wood	1/1	6
Pair of Dbl hung	wood	1/1	4

Notes:

11. Doors __ N/A

Type	Style	Material	Number
single	multi-panel	wood	5
pair	multi-panel	wood	1

Notes:

12. Chimneys
(describe whether interior or exterior and material)
7 interior stucco

13. Porches __2___
Type: _x_ Entry __ Partial-Width
__ Full-Width __ Wrap

14. Other Significant Features

15. Modifications: _x_ No known modifications
#1_____ Date: _post 1966___ Known__ Estimated_x_ Source:

#2_____ Date:_____Known __ Estimated__ Source:

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

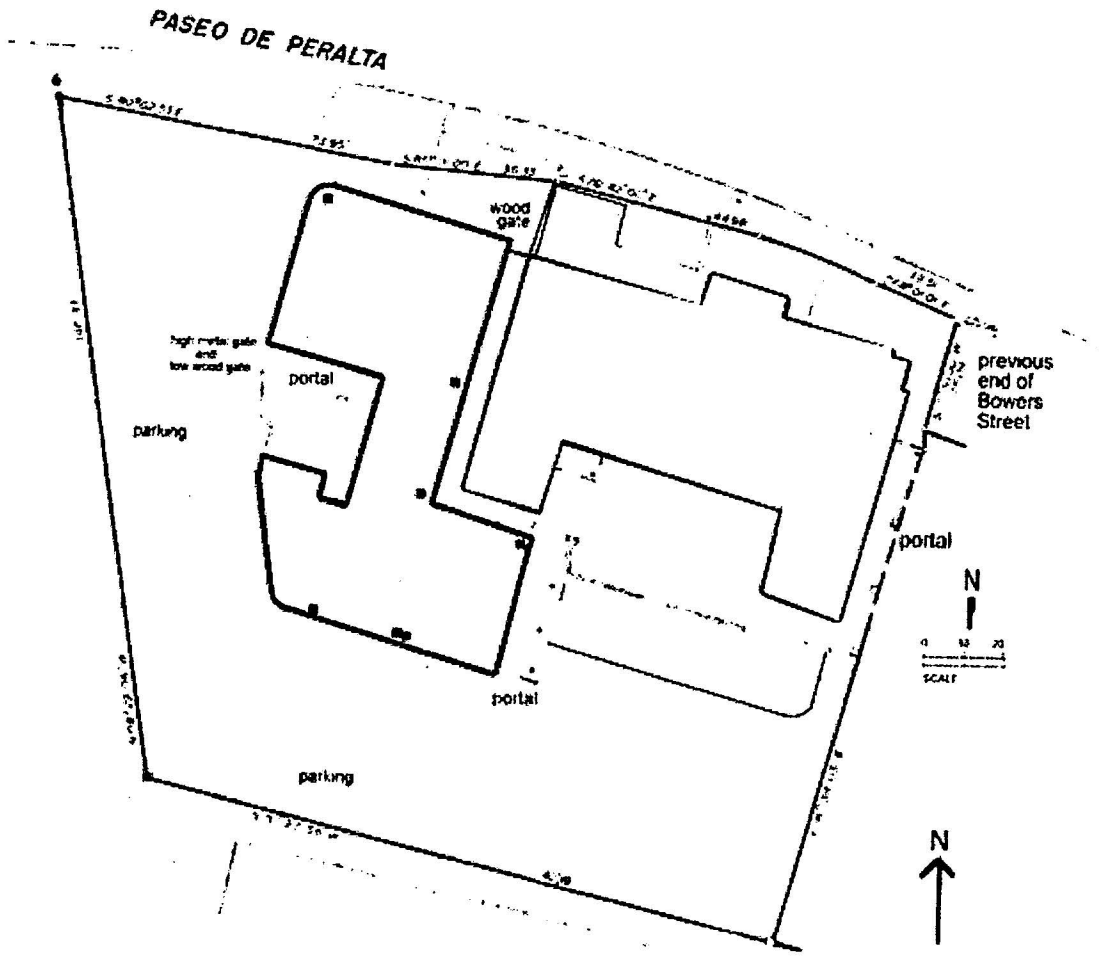
Maps, Chavez History Library; deeds with owner

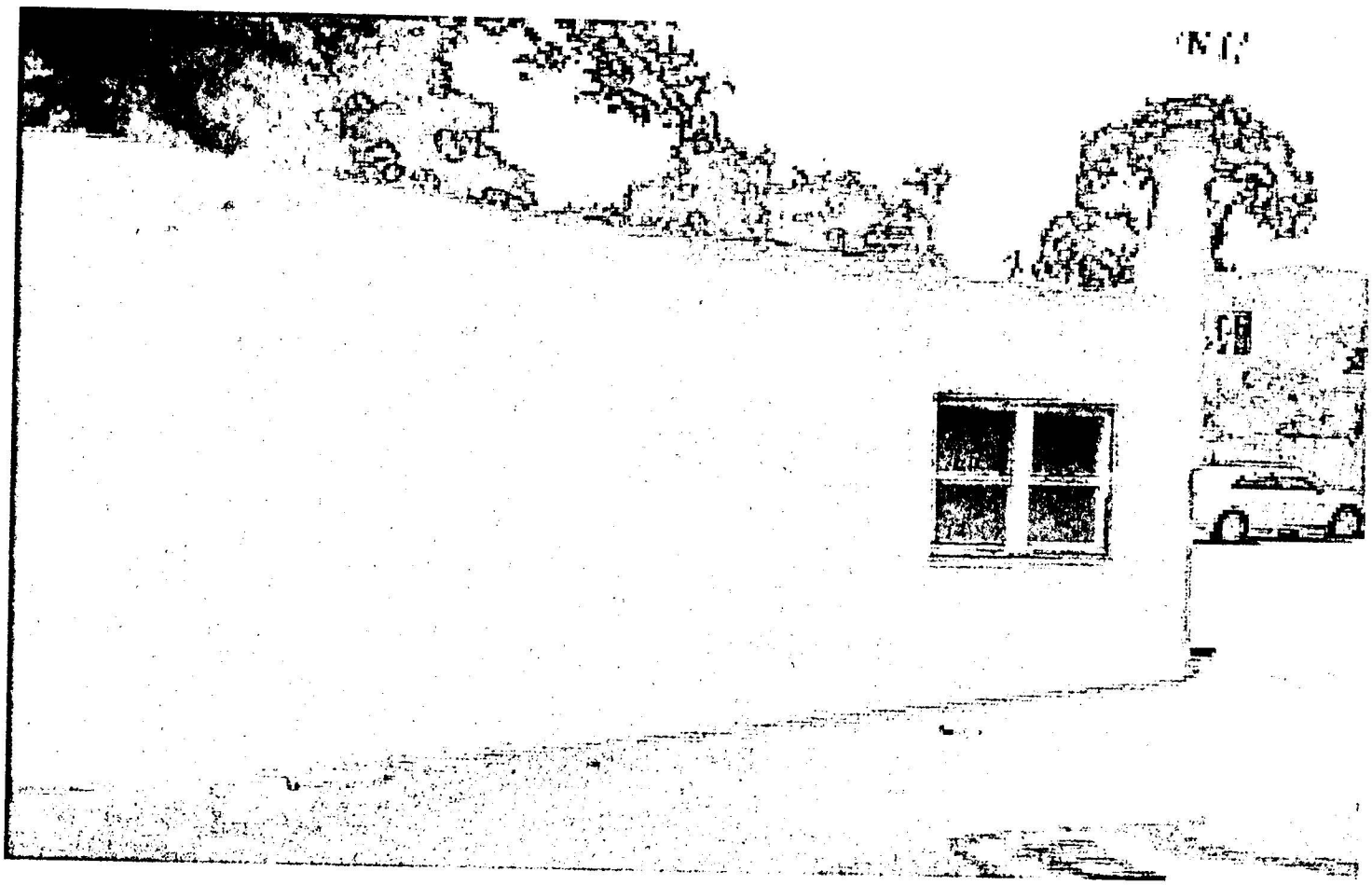
18. Attached or Associated Properties

The historic building at the east is connected only by gates; see separate HCPI form for H2997 A.

Are associated properties eligible for listing? No

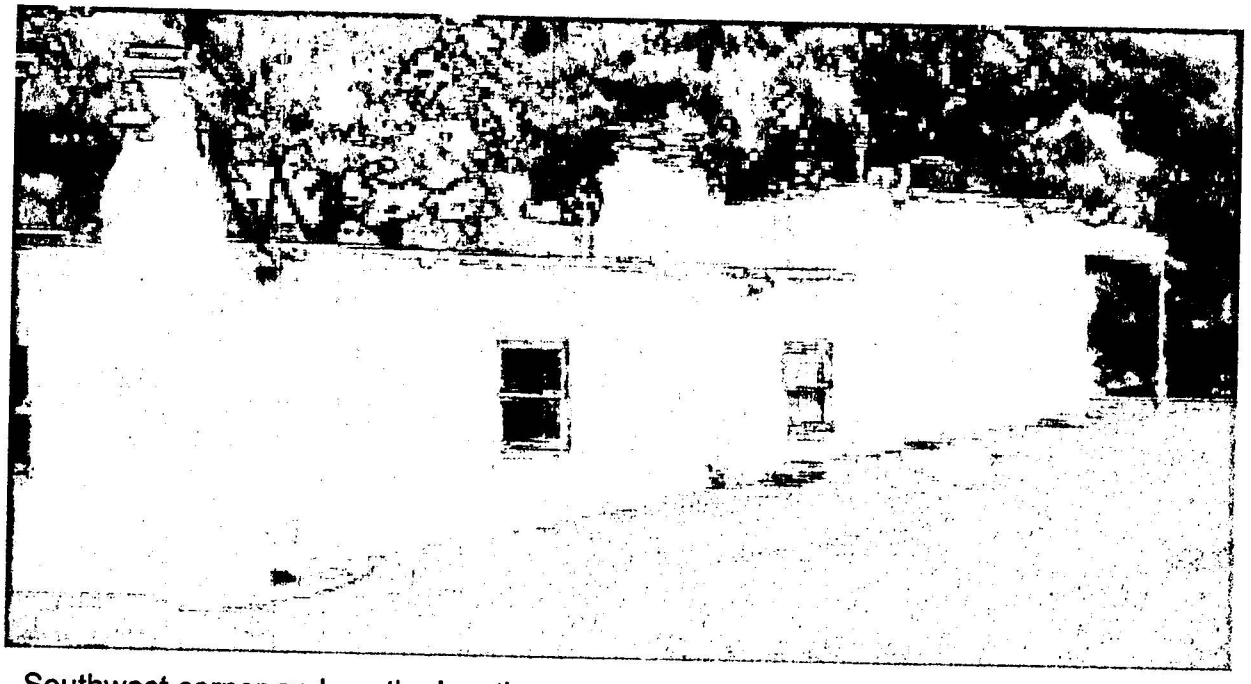
19. Site Plan



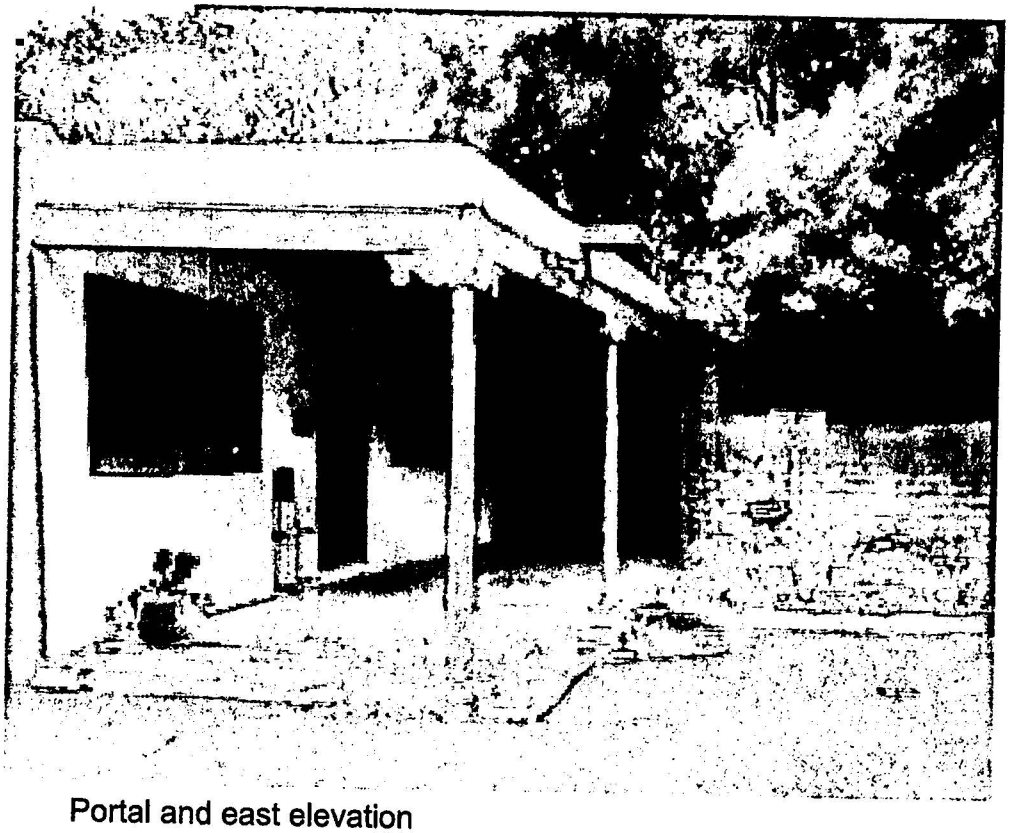


South end of West Elevation

HCPI Detail Form Continuation Sheet 2



Southwest corner and south elevation



Portal and east elevation

H2997

11/7/85 HMW SF 051610479

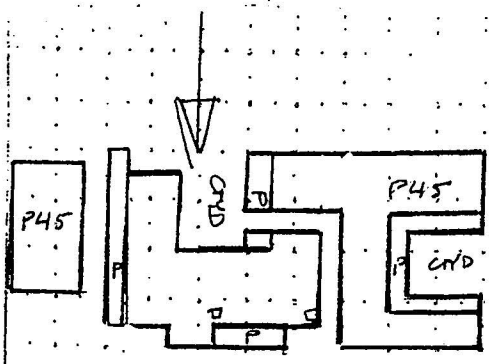
SFHD #1 479

320 P° de PERALTA

SF

HMW 15 34-37 HPB





Style

SP REV.

?

Wall material / surface

ADOBE / STUCCO

architectural features

FRONT CORE: RECESSED PORCH ROUND POSTS, ZAPATAS, NEW 8/8 D.H. & NEW DOORS UNDER

REAR ORIG CORE: 1/1 D.H. (NEW)

MTL CASM'T, ALL NEW DOORS

E SIDE ORIG CORE: 9 LIGHT MTL CASM'TS.

2 P45 FLANKING BLDGS.

comments

THIS IS QUITE AN OLD HOUSE ON WHAT WAS THE REAR OF THE CATRON PROPERTY @ BOWERS LANE.

IT HAS BEEN EXTENSIVELY REMODELED IN SP REV IN A CLEAR POST-WAR FASHION. HOWEVER, AS THE CORE IS AN OLD PLACITA TYPE HOUSE, IT WARRANTS INCLUSION.

date of construction

estimate actual

use

present residential

other OFFICE

historic residential

other

condition

excellent ✓ good

fair deteriorated

degree of remodeling

minor moderate ✓ major

describe:

surroundings

relationship to surroundings

similar not similar

district potential

yes no

significance

eligible ✓ of interest

if eligible, why? CONTRIB.

NC ADDS.

associated buildings? yes

what type?

if inventoried, list ID nos.

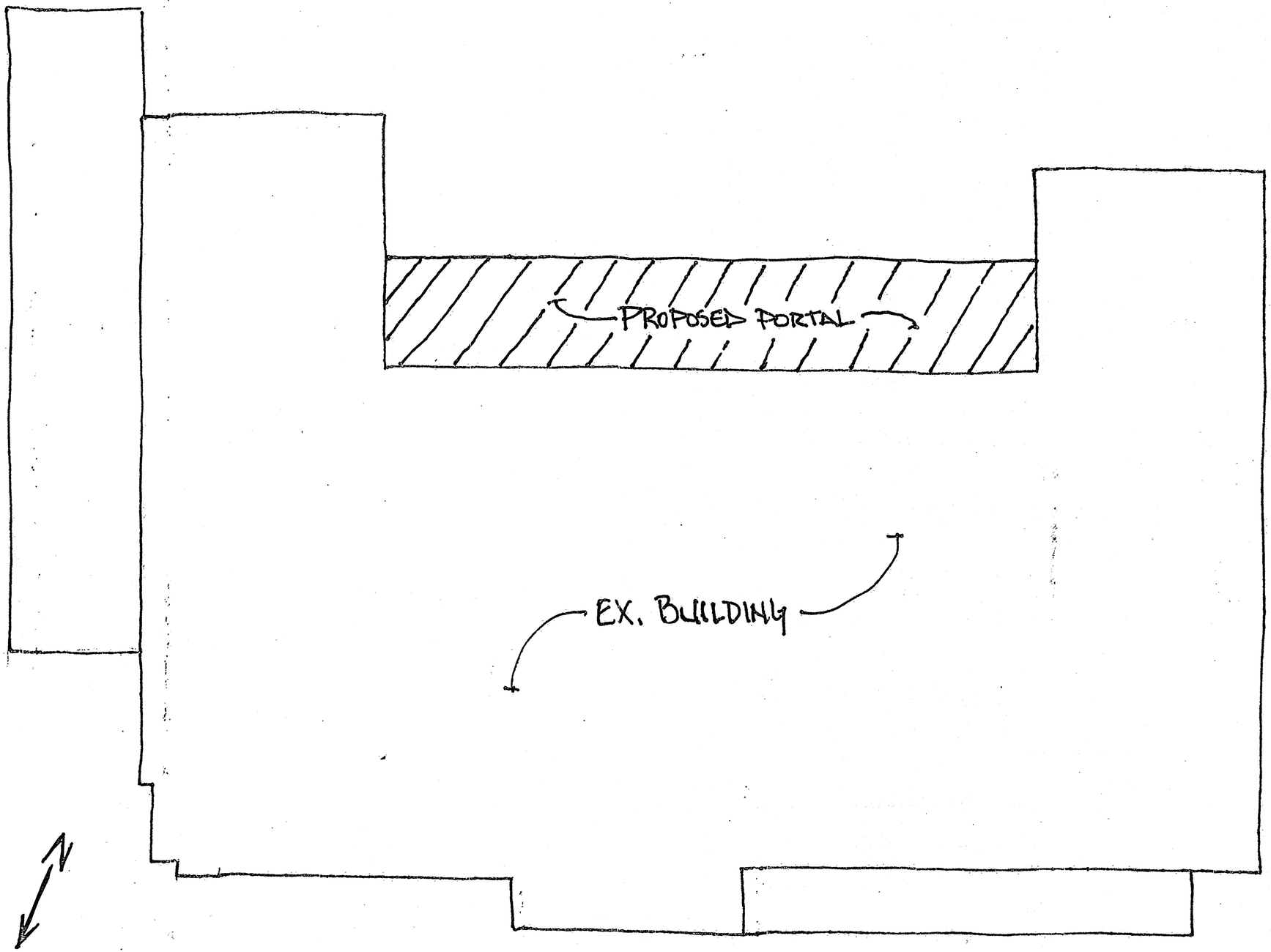
[illegible] yes


TOYOTA

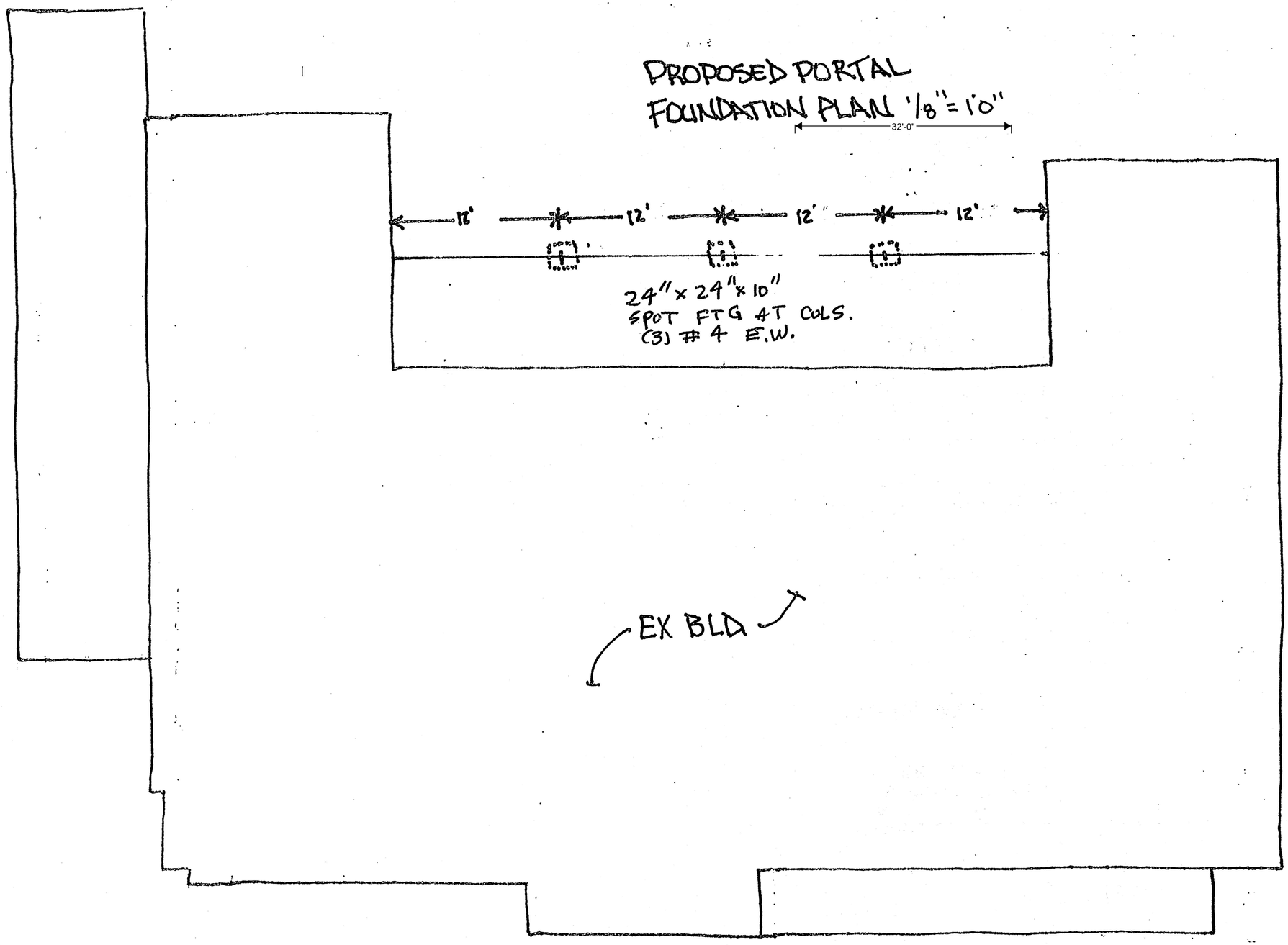




AUG 18 2016



PROPOSED PORTAL
FOUNDATION PLAN 1/8" = 1'0"

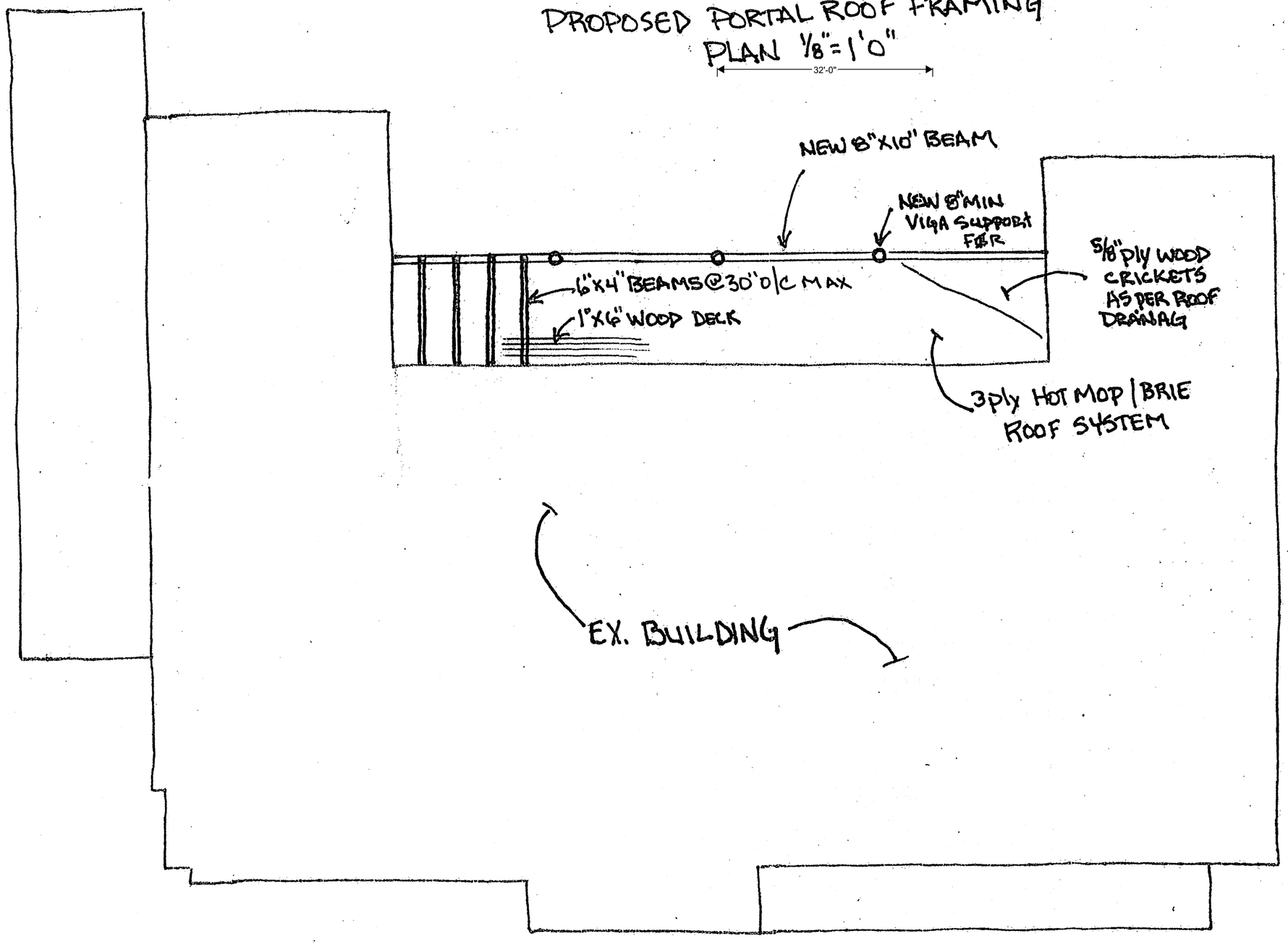


WILLIAM M. DRUC
NEW MEXICO
13853
7.25.16
REGISTERED PROFESSIONAL ENGINEER

8/1/16

PROPOSED PORTAL ROOF FRAMING PLAN 1/8"=1'0"

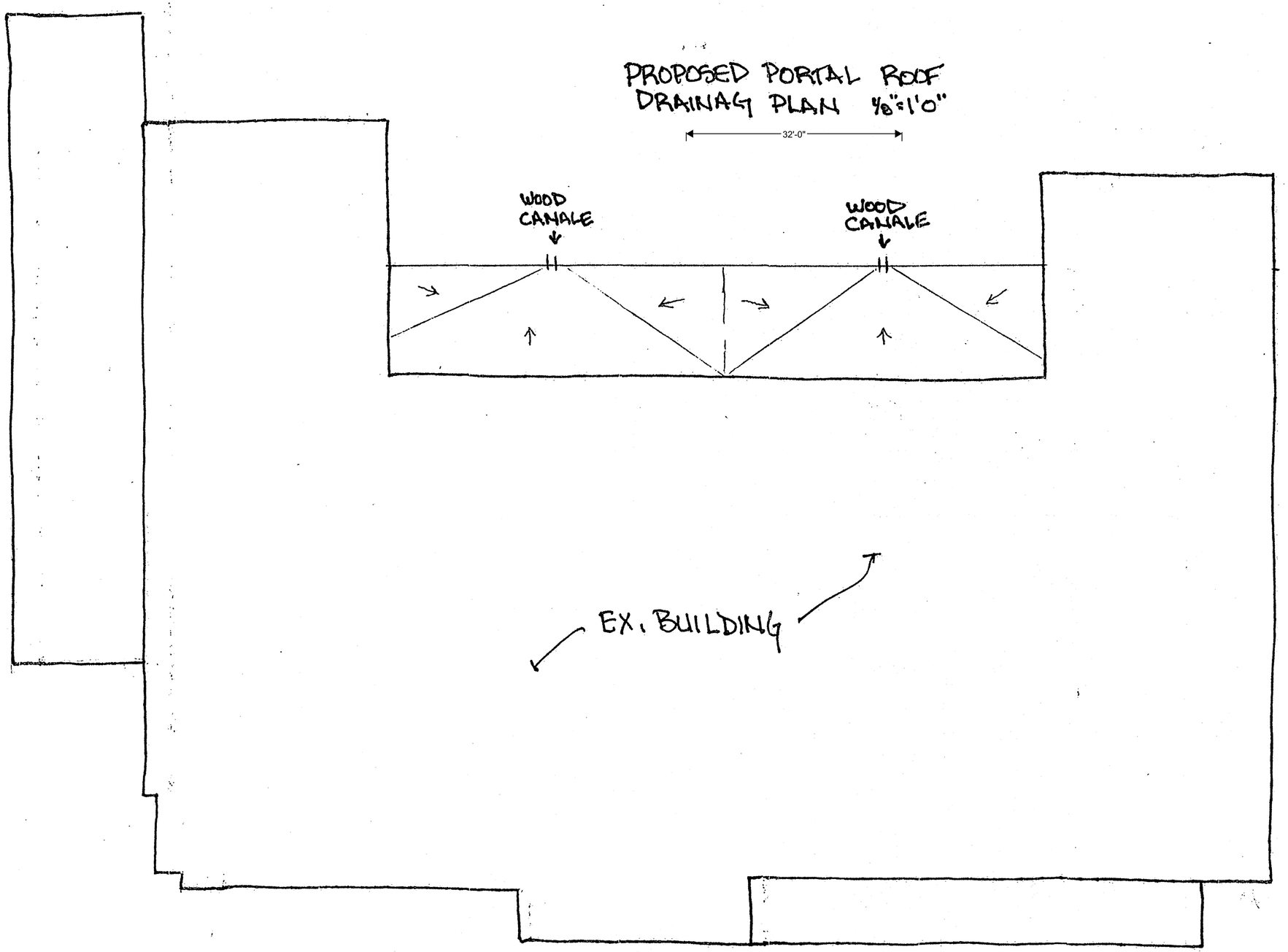
32'-0"

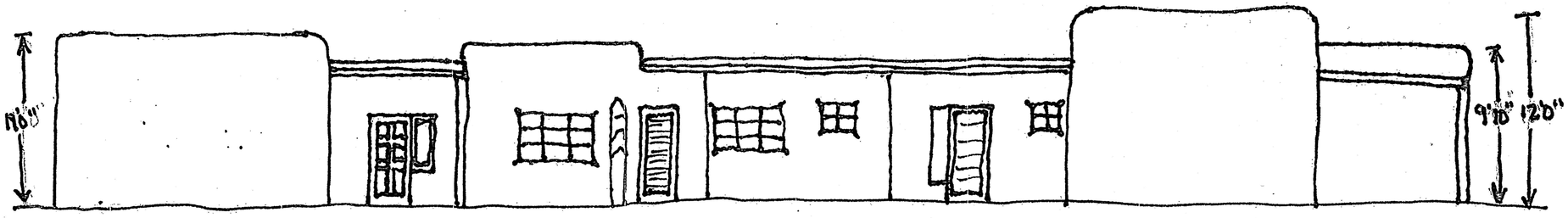


WILLIAM M. DROZ
NEW MEXICO
13853
7.25.16
REGISTERED PROFESSIONAL ENGINEER

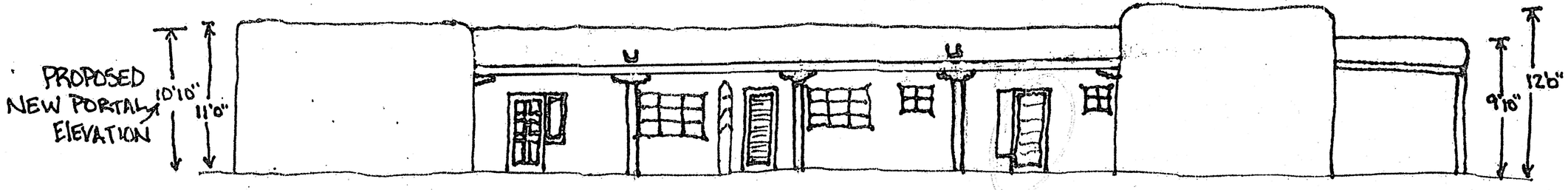
9/9/16

PROPOSED PORTAL ROOF DRAINAG PLAN 1/8"=1'0"





EXISTING ELEVATION ⅛"=1'0"



PROPOSED PORTAL ELEVATION ⅛"=1'0"

32'-0"

WILLIAM M. DRAKE
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
1.25.16

32'-0"

1/8"=1'0"

EXISTING WINDOW PLACEMENT FLOOR PLAN

PORTAL

OFFICE

HALL

BATH

DRESSING RM

MECH

STORAGE

KITCHEN

PORTAL

MECH

ENTRY

ENTRY

BATH

BATH

STORAGE

STORAGE

RETAIL

EX. BUILDING

OFFICE

RETAIL

ENTRY

SOLAN

STORAGE

PORTAL

N

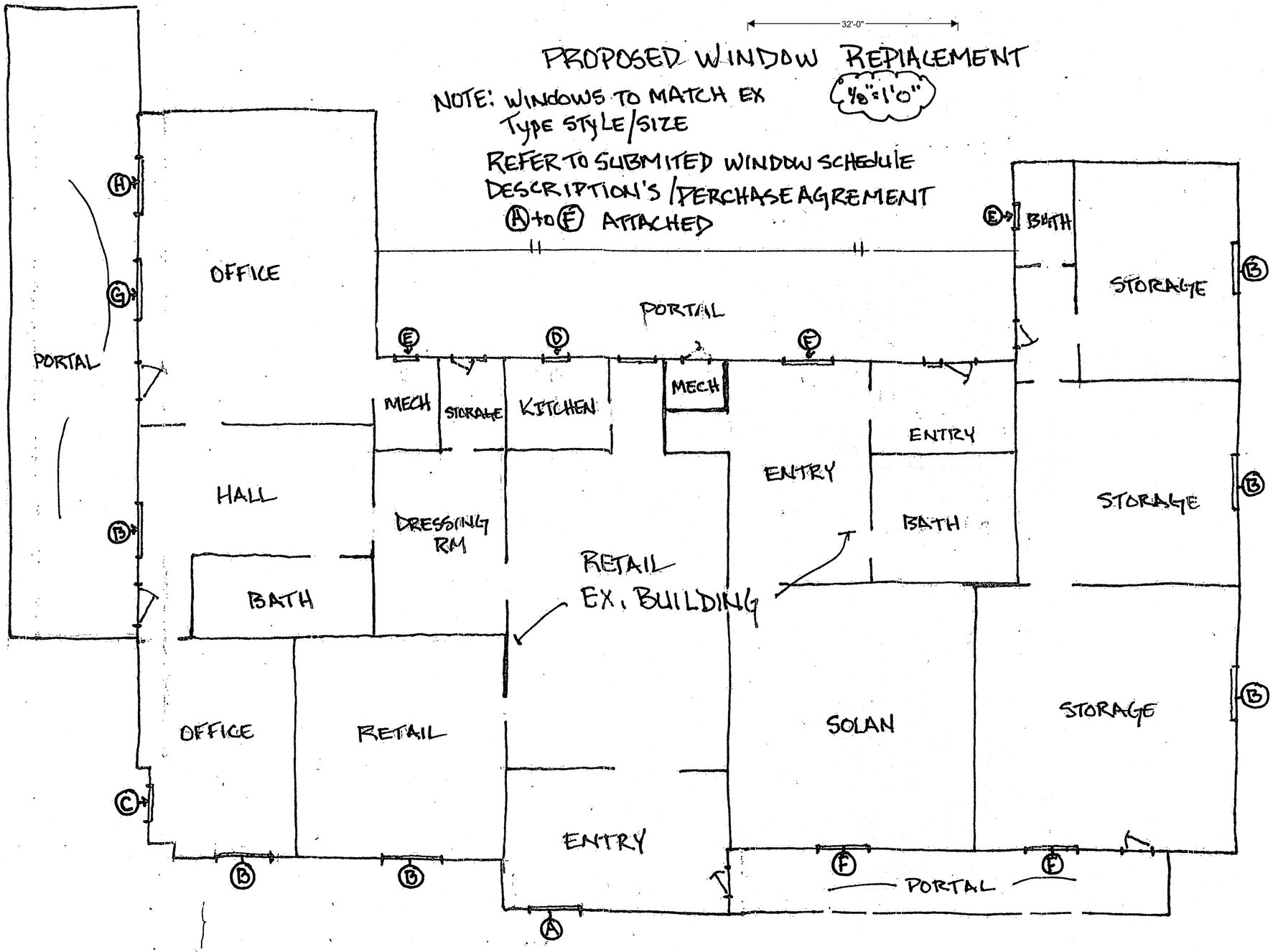
PROPOSED WINDOW REPLACEMENT

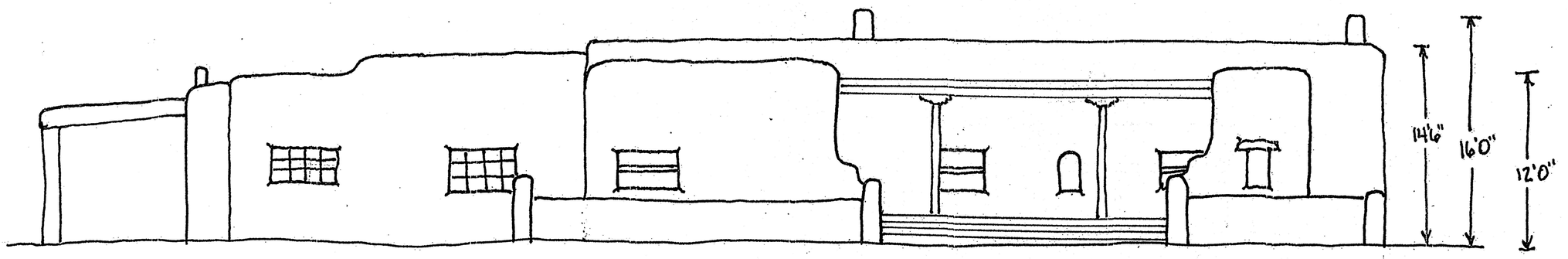
32'-0"

1/8"=1'0"

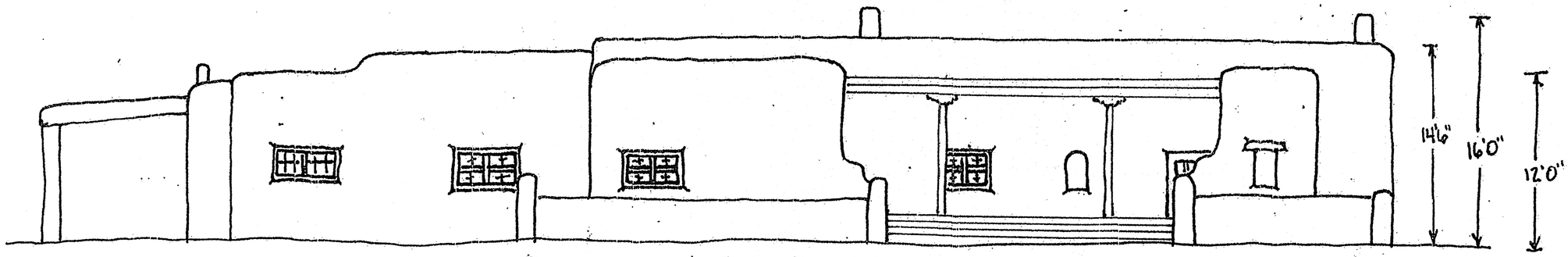
NOTE: WINDOWS TO MATCH EX
TYPE STYLE/SIZE

REFER TO SUBMITED WINDOW SCHEDULE
DESCRIPTION'S /PERCHASE AGREMENT
(A) to (F) ATTACHED

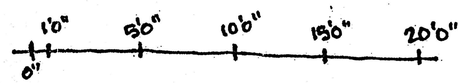




EXISTING NORTH ELEVATION
"WINDOWS"

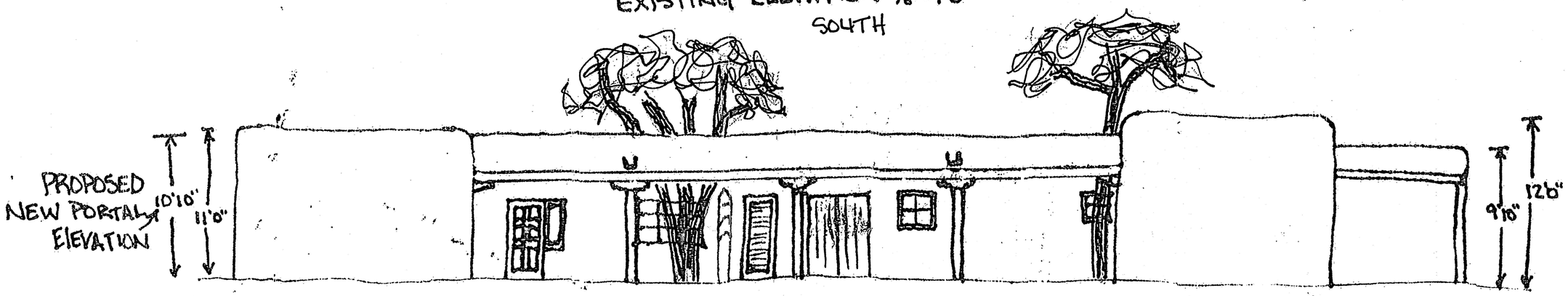


PROPOSED NORTH ELEVATION
"WINDOWS"

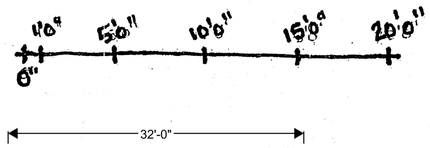




EXISTING ELEVATION 1/8"=1'0"
SOUTH

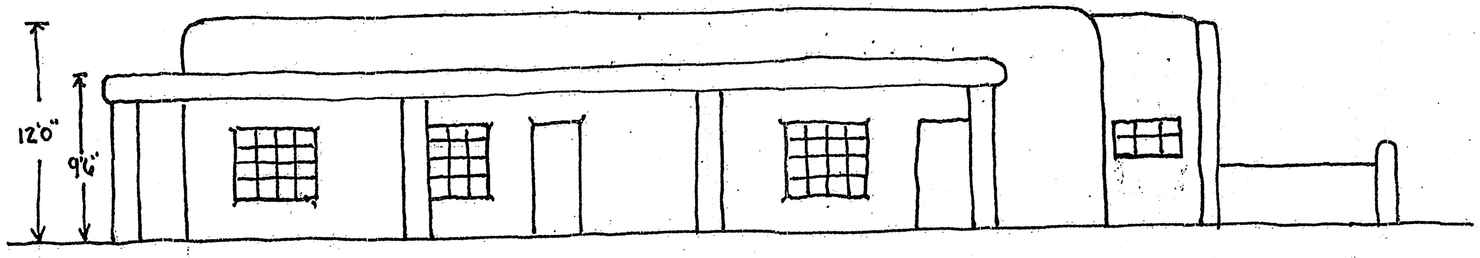


PROPOSED PORTAL ELEVATION 1/8"=1'0"
"WINDOWS"
SOUTH

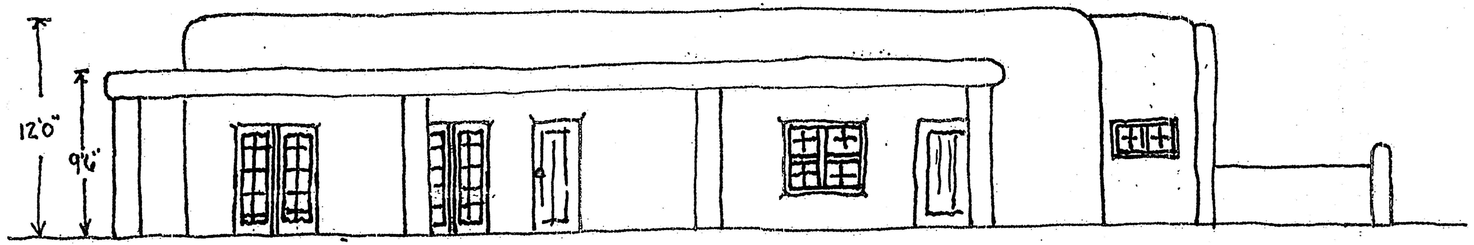


HISTORIC PRESERVATION & LAND USE
HISTORIC DISTRICTS REVIEW
REMARKS:
APPROVAL
CONDITIONAL APPROVAL
Cecilia Rios
NAME CECILIA RIOS
9/13/16
DATE

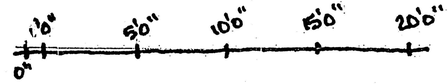
WILLIAM M. DRURY INC
NEW MEXICO
13853
REGISTERED PROFESSIONAL ENGINEER
1.25.17

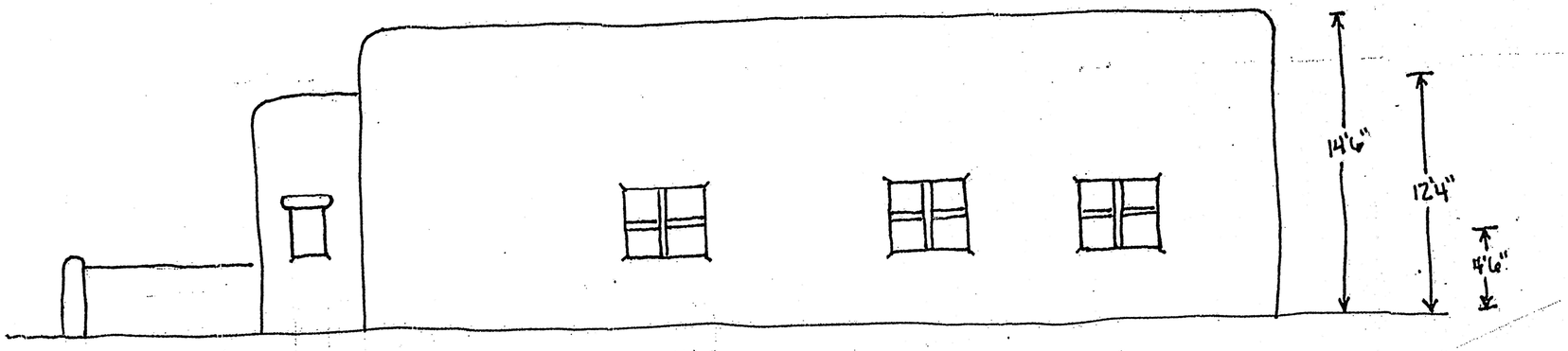


EXISTING EAST ELEVATION
"WINDOWS"

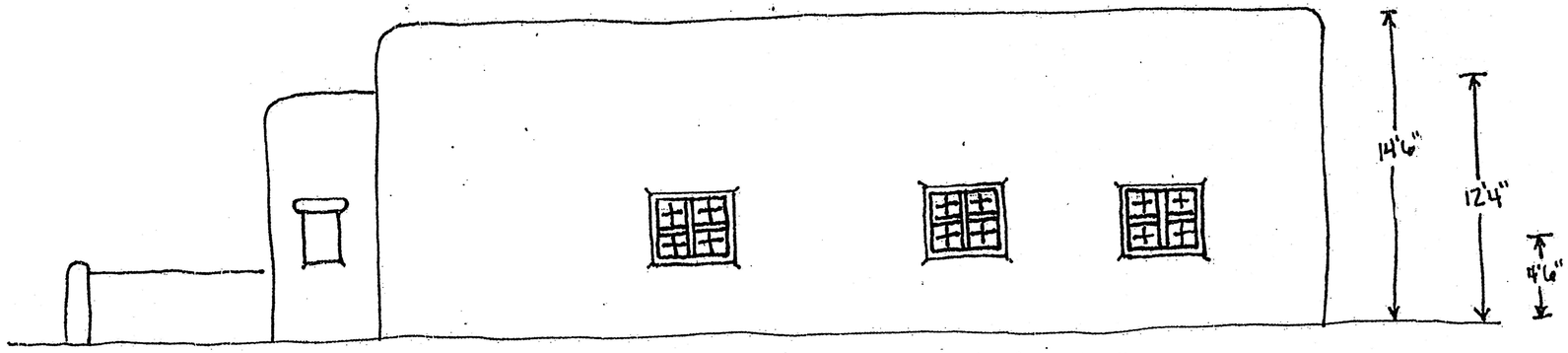


PROPOSED EAST ELEVATION
"WINDOWS"

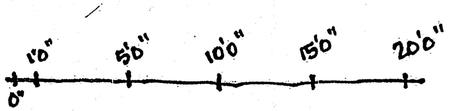




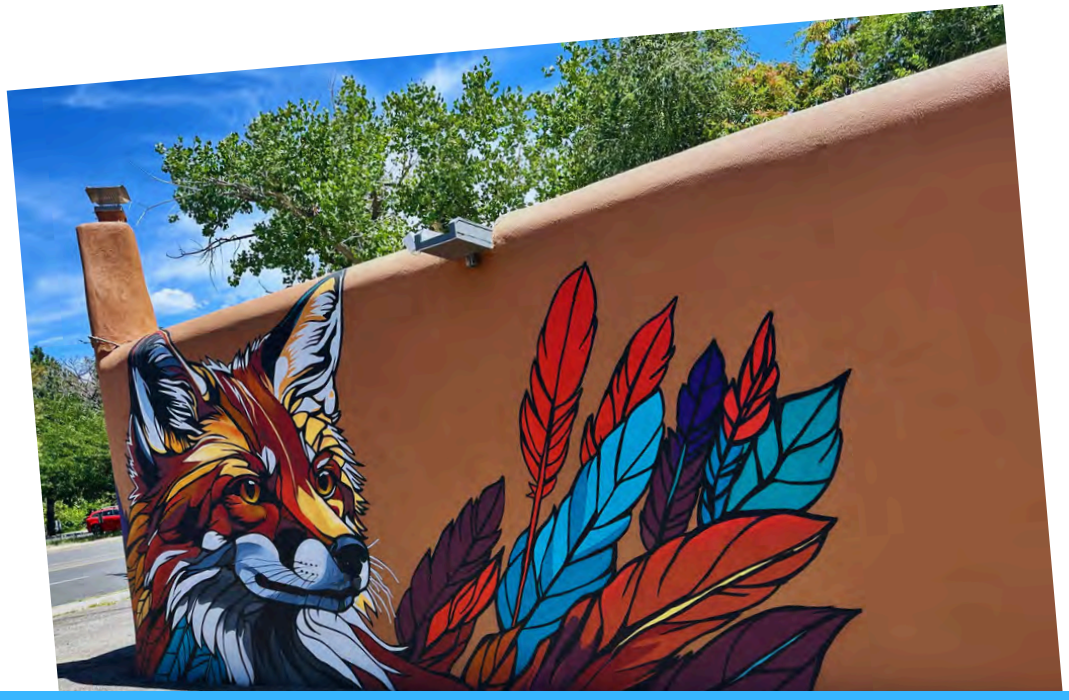
EXISTING WEST ELEVATION
"WINDOWS"



PROPOSED WEST ELEVATION
"WINDOWS"



20 AUG 2025



A MURAL PROPOSAL

Orchard Sentinal

@ 320 PASEO DE PERALTA

Prepared For:

City of Santa Fe
Historic Preservation Division

Prepared By:

Charlotte Fox, Executive Property Manager
Casa De Huerto Properties
Santa Fe, NEW MEXICO
www.casadehuerto.com
info@casadehuerto.com

ORCHARD SENTINAL

RETROACTIVE MURAL PROPOSAL

City of Santa Fe
Historic Preservation Division
Re: Retroactive Approval/HPZR Review
zoningcounter@santafenm.gov

FROM:
Charlotte Fox, Executive Property Manager
Casa de Huerto Properties, LLC
info@casadehuerto.com

DATE:
August 20, 2025, 11:44 AM MDT

ATTACHMENTS INCLUDED:
(Legal Lot of Record, Site Plan, Photographs, Color Swatches)

Dear Members of the Historic Preservation Division,

Pursuant to the requirements of the City of Santa Fe's Land Development Code, Chapter 14, and the Historic Districts Ordinance (Section 14-5.2), I hereby respectfully submit this application for retroactive approval of a mural, titled "Orchard Sentinel," applied to the exterior wall of the property located at 320 Paseo de Peralta, Santa Fe, New Mexico, within the Downtown & Eastside Historic District. This submission is made in direct response to the Historic Preservation Division Notice of Violation issued on August 5, 2025, by Anthony Maestas, acknowledging that the mural was completed without obtaining the requisite prior approval from the Historic Preservation Division (HPD) for exterior modifications in designated historic districts.

I accept full responsibility for this inadvertent oversight and extend my deepest and most sincere apologies to the Board and the Division. My actions were not intended to disregard or undermine the city's esteemed preservation guidelines, which I hold in the highest regard. As a lifelong resident and steward of Santa Fe's cultural legacy, I deeply cherish this city—affectionately known as "The City Different," a place renowned for embracing new, interesting, and beautiful expressions that honor its unique spirit. It is with profound respect for this heritage that I now seek to rectify the matter through this formal application. Having managed and owned Airbnb properties in Santa Fe for over three years, I regret not conducting more thorough due diligence regarding the property's historic designation prior to commissioning the mural. Had I been aware, I would have diligently pursued approval through the established channels in advance.

I am profoundly committed to preserving and celebrating Santa Fe's rich historical and cultural tapestry, and I humbly request that the Board consider this application as an exception under the applicable ordinances, taking into account the mural's harmonious alignment with local traditions, its overwhelmingly positive reception within the community, and our unwavering willingness to implement any necessary modifications—such as adjustments to color palette or placement—to achieve full compliance with the "Old Santa Fe Style" standards. The mural embodies a substantial investment of $7,900, complemented by the artist's dedicated time, energy, and scholarly research. While we earnestly hope to retain "Orchard Sentinel" in a form that enhances the district's aesthetic integrity, we pledge to abide by the Board's determination and undertake any remedial actions required.

The Inspiration for the Mural

The mural presents a captivating portrayal of a fox enveloped in vibrant feathers, featuring a juvenile fox emerging from a cascade of brown, yellow, and turquoise plumes, artfully integrated over the property’s electrical tubing. The companion section, visible from the western corner, depicts a grandfather fox amidst analogous feather motifs. These artistic elements were thoughtfully selected to pay homage to the cultural heritage of the Tewa People, the original stewards of this land, while also venerating the property’s historical narrative.

The title "Orchard Sentinel" is particularly apt, deriving from the historical designation of the street behind the building—Orchard Street—which inspired the name "Casa de Huerto" proposed by my father, evoking themes of growth, nurturing, and guardianship. The fox serves as a sentinel, safeguarding this familial and communal legacy while beautifying the space for our guests. Furthermore, the colors—blues, greens, earth tones, and black—subtly reference Tewa and Navajo symbolic traditions, evoking concepts such as rain, earth, and protection, which align seamlessly with our mission of fostering a welcoming hospitality environment. This creative endeavor mirrors Santa Fe's enduring identity as "The City Different," a haven for innovative and beautiful expressions that enrich its distinctive character.

Familial Inspiration

This property has been cherished within my family for three generations, cultivating an enduring bond with Santa Fe that profoundly inspired "Orchard Sentinel" as a heartfelt tribute to our shared heritage. My grandfather, Robert E. Fox, served with distinction as a judge in the Santa Fe courts, contributing to the New Mexico judiciary, having been elected to the state legislature, and as an original member of the New Mexico Public Defender Board. The property was subsequently entrusted to my father, John R. Fox, a distinguished attorney specializing in real estate and title law since 1978, and the president of Southwestern Title & Escrow Inc. He has also enriched the community through ownership of iconic Santa Fe establishments, including Bourbon Grill and The Cowgirl Bar and Grill.

I, Charlotte Kate Fox, was nurtured with an abiding affection for Santa Fe, graduating from St. Michael's High School and earning a BFA followed by an Honorary Ph.D. from the College of Santa Fe (subsequently known as The Santa Fe University of Art and Design). My professional journey in the arts led to a Broadway debut as Roxie Hart in Chicago (2015) and a pioneering role in Japan's NHK drama Massan (2014-2015). Amid the challenges of the COVID-19 pandemic, I welcomed my first child and transformed 320 Paseo de Peralta into Airbnb accommodations under Casa de Huerto Properties, LLC, tailored for families and offering pet-friendly havens.

Our ethos prioritizes genuine hospitality, accessibility, and a familial warmth, resulting in numerous returning guests who continue to create cherished memories in this beloved city.

Practical Inspiration

The northern facade of the property, recessed approximately 25 feet from Paseo de Peralta, previously featured exposed power cables and tubing that detracted from its visual appeal and were inconspicuous to our guests. Given constraints preventing removal or concealment via fencing, we pursued the mural as a thoughtful enhancement. Last year, I was inspired by a mural at Beck and Bellow on Cerrillos Road, masterfully executed by the acclaimed muralist Wes Abarca. Hailing from Los Angeles, Wes channeled his personal transformation through art, establishing Genesis Mural Company in 2020. His oeuvre, grounded in themes of healing, culture, and community, employs dynamic imagery and spray paint methodologies, earning recognition from legislators and showcasing at events such as the Paint It Back Street Art Fest.

Casa de Huerto has garnered over 40 emails and social media commendations, including: “This is just fantastic!” - @Montanaknight71; “Amen and amen! This is gorgeous...” - @cre8d; “Wow! Absolutely love the placement...” - @sarahmeitlerr; “Outstanding visuals!” -@themuralfest. Notably, an email from Lauren Naranjo, a Tewa artist and curator at Meow Wolf Denver, extolled the mural’s cultural depth and inquired about Wes’s contact for potential collaboration.

Placement of Mural and Specs

"Orchard Sentinel" adorns the northwestern corner of the property, comprising two distinct sections. The northern segment, set back 23.5 feet from Paseo de Peralta and measuring 7.9 feet by 16.2 feet, illustrates a juvenile fox nestled among brown, yellow, and turquoise feathers, overlaid on the tubing and interspersed between three exterior windows. The western segment, recessed 25 feet from the roadway and visible to eastward travelers, encompasses a grandfather fox (7.9 feet by 5 feet) and accompanying feathers (6.5 feet by 5.4 feet) in complementary hues.

he mural was rendered utilizing Behr Premium Elastomeric Paint, specifically engineered for stucco surfaces, offering superior elasticity, waterproofing, UV resistance, and enduring color fidelity. The palette includes:

Canyon Dusk (S210-4), Rusty Gate (M200-7), Cherry Cola (S130-7), Dark Crimson (M140-7), Swiss Coffee (12), Sweet Lemon (3006-3B), Blue Burst (4008-10B), Nocturnal Green (5011-1), Ultra Pure White (UPW), Authentic Tan (N290-2), Jungle Camouflage (N350-4), Dolphin Fin (790C-3), Summer Smash (5002-9C).

In summation, this application respectfully petitions for retroactive approval of "Orchard Sentinel" as an exception, underscoring its cultural harmony, community acclaim, and amelioration of an aesthetic deficiency, all while revering our familial lineage and Santa Fe's venerable heritage. I reaffirm my acknowledgment of the procedural lapse, as documented in the Notice of Violation issued on August 5, 2025, by Anthony Maestas, and reiterate our complete readiness to effectuate modifications in conformity with historic district mandates. We earnestly implore the Board to favorably consider this request, thereby permitting the preservation of this evocative artwork that contributes to the vibrant mosaic of "The City Different." Thank you for your gracious consideration and dedication to safeguarding our community's treasures. I remain at your disposal for any inquiries, clarifications, or an on-site inspection.

Sincerely,
Charlotte Fox



Executive Property Manager
Casa de Huerto Properties, LLC
info@casadehuerto.com

Addendum: Exception Requests for "Orchard Sentinel" Mural at 320 Paseo de Peralta
City of Santa Fe Historic Preservation Division
Re: Retroactive Approval/HPZR Review
zoningcounter@santafenm.gov

FROM:
Charlotte Fox, Executive Property Manager
Casa de Huerto Properties, LLC
info@casadehuerto.com

DATE:
October 15, 2025, 08:47 AM MDT

Pursuant to Sections 14-5.2(10), 14-5.2(E)(1), 14-5.2(E)(2), and 14-8.10(H) of the City of Santa Fe's Land Development Code, I respectfully request exceptions for the mural "Orchard Sentinel" at 320 Paseo de Peralta to address non-compliance with sign and design standards, as outlined below in response to the Historic Preservation Division Notice of Violation issued on August 5, 2025, by Anthony Maestas:

Exception Requests

14-5.2(10) Signs; Murals

(i) *Do not damage the character of the district:* The mural enhances the district's character by integrating Tewa-inspired fox and feather motifs, using colors that echo traditional Pueblo aesthetics, complementing the historic streetscape.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* Retaining the mural mitigates financial hardship from its $7,900 cost, while its aesthetic improvement supports public welfare by welcoming visitors to the historic district.

(iii) *Strengthen the unique heterogeneous character of the City:* The mural contributes to "The City Different" by offering a culturally resonant design, enriching the district's diverse aesthetic and supporting residential vibrancy.

14-5.2(E)(1) Downtown and Eastside Design Standards

(i) *Do not damage the character of the district:* The mural's earth tones and Tewa-inspired design harmonize with the district's adobe aesthetic, enhancing rather than detracting from its historic integrity.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* The mural's retention avoids financial loss from its creation and improves the public's experience by beautifying an unsightly utility area.

(iii) *Strengthen the unique heterogeneous character of the City:* By blending Tewa symbolism with modern artistry, the mural enriches Santa Fe's diverse identity, fostering cultural appreciation within the district.

14-5.2(E)(2) Downtown and Eastside Design Standards

(i) *Do not damage the character of the district:* The mural's placement and colors align with the district's aesthetic, providing an aesthetically pleasing street frontage that complements the historic environment.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* The mural prevents hardship by preserving a significant investment and enhances public welfare by welcoming residents and guests with vibrant, culturally significant imagery.

(iii) *Strengthen the unique heterogeneous character of the City:* The mural supports Santa Fe's "City Different" identity, offering a unique design that enhances the district's appeal and residential vitality.

14-8.10(H) Special Sign Regulations in the H Districts

(i) *Do not damage the character of the district:* The mural preserves the district's unique character by incorporating Tewa-inspired elements, ensuring compatibility with Santa Fe's historic and cultural landscape.

(ii) *Are required to prevent a hardship to the applicant or an injury to the public welfare:* Retaining the mural avoids financial hardship for my family and supports public welfare by enhancing the district's aesthetic appeal for residents and tourists.

(iii) *Strengthen the unique heterogeneous character of the City:* The mural provides an aesthetically pleasing street frontage sign, welcoming residents and guests into historic downtown Santa Fe with a culturally resonant fox and colors that accentuate the streetscape's vibrancy.

PROPOSED AREA FOR MURAL

320 PASEO DE PERALTA

320
Paseo de Peralta
A CASA LAZO
B
C WILDMAN'S BOOKS
D
E Casa de Huerto
F CASA HERRADURA
G CHRISTOPHER JAMES SALON
H CASA CARRETA
S
E
M.
N


320
Paseo de Peralta
A LADO
B
E
F HERRADURA
G
H CARRETA
W
S
N
E

320
Paseo de Peralta
A CASA LAZO
B ROUND THE BOUNDHOUSE
C WILDMAN'S BOOKS
D LIGHTHOUSE INC.
E Casa de Huerto
F CASA HERRADURA
G CHRISTOPHER JAMES SALON
H CASA CARRETA
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320 PASEO DE PERALTA

Parcel Number: 12403620

UPC: 1054099191351000000

See Sketch and Property Description Information

Physical Address:

320 PASEO DE PERALTA

SANTA FE, NM 87501

Owner Name:

FFT LLC & SMOP-1 LLC

Owner Mailing Address:

PO BOX 1769

SANTA FE , NM 87504-1769

Tax Code Area: CI-N

Legal Description:

TR E BLK 10 224 & 226 BOWER ST

Plat Book: 146/15 Inst #553270

Neighborhood: BCD4 - comm

ST & E 140297

WARRANTY DEED

e-Recorded 1735905 05/01/14 SFC

Sargent-Peralta, LLC, a New Mexico limited liability company for consideration paid, grant(s) to **FFT, LLC a New Mexico limited liability company, as to an undivided 64% interest and SMOP-1 LLC, a New Mexico limited liability company, as to undivided 36% interest** whose address is PO Box 1769, Santa Fe, NM the following described real estate in Santa Fe County, New Mexico.

Units 1, 2, 3, 4, 5, 6, 7, 8, and 9 of Plaza de Peralta Condominium, as created by Condominium Declaration for Plaza de Peralta Condominium, recorded December 20, 1985, in Book 538, page 644, as Document No. 582,518, as amended and as shown on Plat of Plans attached as Exhibit "B" to the Declaration, in the records of Santa Fe County, New Mexico.

SUBJECT TO: Those specific matters identified on Exhibit "A", attached hereto and made a part hereof.

with warranty covenants.

WITNESS my hand and seal this 1st day of May, 2014

COUNTY CLERK GERALDINE SALAZAR SANTA FE COUNTY NEW MEXICO

By: Edward W. Sargent, Manager

COUNTY OF SANTA FE } WARRANTY DEED
STATE OF NEW MEXICO } ss PAGES: 2

I Hereby Certify That This Instrument Was Filed for Record On The 1ST Day Of May, A.D., 2014 at 01:40:36 PM And Was Duly Recorded as Instrument # 1735905 Of The Records Of Santa Fe County

Witness My Hand And Seal Of Office
Geraldine Salazar
Deputy - KVAUGHN County Clerk, Santa Fe, NM

ACKNOWLEDGEMENT

STATE OF NEW MEXICO)
)ss.
COUNTY OF Santa Fe)

This instrument was acknowledged before me on May 1, 2014, by Edward W. Sargent, manager of Sargent-Peralta, LLC, a New Mexico limited liability company.

OFFICIAL SEAL
Barbara Kayleen Jones
NOTARY PUBLIC
STATE OF NEW MEXICO
My Commission Expires: 5/5/2015

Notary Public

My Commission Expires: _____
(Seal)

e-Recorded 1735905 05/01/14 SFC

Attached to and made a part of that certain Warranty Deed from Sargent-Peralta, LLC, a New Mexico limited liability company to FFT, LLC a New Mexico limited liability company and SMOP-1 LLC, a New Mexico limited liability company dated May 1, 2014.

EXHIBIT "A"

SUBJECT TO:

Taxes and assessments for the year 2014, and thereafter not yet delinquent.

- Sewer and refuse assessments not yet due and payable and thereafter.
- Easement reserved in Warranty Deed from E. W. Sargent and Anna Leise Sargent to E. Flat Partners, a New Mexico partnership, dated October 26, 1984, recorded in Book 504, page 355, records of Santa Fe County, New Mexico.
- Terms and conditions contained in Cross-Easement Agreement by and between E. W. Sargent and Anna Leise Sargent and E. Flat Partners, a New Mexico partnership, dated October 26, 1984, recorded in Book 504, page 359, records of Santa Fe County, New Mexico.
- Terms and provisions of the "Condominium Declaration for Plaza de Peralta Condominium" and of By-Laws therein, recorded in Book 538 at pages 644-653; First Amendment to Condominium Declaraiton for Plaza de Peralta Condominium, recorded August 20, 2010 as Instrument No. 1607508, records of Santa Fe County, New Mexico.
- Terms conditions of By-Laws of Plaza de Peralta Condominium Association, recorded in Book 538 at pages 654-687, records of Santa Fe County, New Mexico.
- All matters shown on Condominium Plat attached to "Condominium Declaration for Plaza de Peralta Condominium as Exhibit "B", recorded in Book 538 at pages 644-653, records of Santa Fe County, New Mexico.
- Rights of Tenants.

16

VICINITY MAP



SCALE 1"=2000'

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT E.W. SARGENT AND ANNA LEISE SARGENT HAVE CAUSED TO BE DIVIDED THE LAND SHOWN ON THIS PLAT, SAID LAND LYING AND BEING SITUATED WITHIN THE CITY AND COUNTY OF SANTA FE, NEW MEXICO, WITH ITS AND ACCESS EASEMENTS AS SHOWN HEREON, DEDICATED TO THE PUBLIC PURPOSES, AND THERE IS NO DEDICATION OF LAND TO THE PUBLIC.

E.W. SARGENT — ANNA LEISE SARGENT

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Sept, 1984, BY E.W. SARGENT.

MY COMMISSION EXPIRES: May 12, 1985 — NOTARY PUBLIC

STATE OF NEW MEXICO)
) ss.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF Sept, 1984, BY ANNA LEISE SARGENT.

MY COMMISSION EXPIRES: May 12, 1985 — NOTARY PUBLIC

AFFIDAVIT

THIS PLAT FOR LANDS WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

E.W. SARGENT — ANNA LEISE SARGENT

SUBSCRIBED AND SWORN BEFORE ME THIS 11th DAY OF Sept, 1984.

MY COMMISSION EXPIRES: May 12, 1985 — NOTARY PUBLIC

APPROVALS

CITY OF SANTA FE:

CITY ENGINEER — DATE — CITY PLANNER — DATE

SUBDIVISION COMMITTEE:

CHAIRMAN — DATE — SECRETARY — DATE

UTILITY COMPANIES:

PUBLIC SERVICE CO. OF N.M. — DATE — QWEST — DATE

GAS COMPANY OF NEW MEXICO — DATE — SOUTHERN UNION GAS CO. — DATE

CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT AND THE NOTES HEREON, TO THE BEST OF MY KNOWLEDGE AND BELIEF, ARE AN ACCURATE COPY OF A FIELD SURVEY COMPLETED BY ME OR UNDER MY DIRECTION ON SEPTEMBER 06, 1984, AND THAT THEY MEET THE STANDARDS FOR PROFESSIONAL SURVEYORS PRACTICING IN NEW MEXICO.

N.M.P.L.S. NO. 6998 — MITCHEL K. MOORAN

STATE OF NEW MEXICO) ss.
COUNTY OF SANTA FE)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11th DAY OF September, 1984, BY MITCHEL K. MOORAN.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 8-24-85

AMENDED CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS AMENDED ON 10-02-84, TO SHOW PARKING SPACES AND BUILDING TO LOT DISTANCES.

N.M.P.L.S. NO. 6998 — MITCHEL K. MOORAN

NOTES:

1. MERIDIAN (88°39'08"E) BASED ON CLOSING LINE BETWEEN SAN. SEW. M.H. NO. 4, LINE X2 FOUND AND 1/2" IRON PIPE FOUND AT SOUTHWEST PROPERTY CORNER, AS SHOWN ON PLAT ENTITLED, "SUMMARY PLAT, SARGENT SUBDIVISION", BY GEORG VEDELER, DATED MAY 1977, FILED AT THE SANTA FE COUNTY COURTHOUSE ON 8-10-1977, RECEPTION NO. 403,894.
2. ● DENOTES POINT FOUND.
3. O DENOTES POINT SET. (1/2" REBAR W/CAP)
4. THIS PLAT SUBJECT TO EASEMENTS OF RECORD.
5. IMPROVEMENTS CURRENT AS OF DATE OF SURVEY.
6. ⊕ DENOTES POINT NOT SET.
7. 25' INGRESS, EGRESS AND UTILITY EASEMENT BASED ON PLAT OF NOTE NO. 1.
8. O DENOTES PILLARS ON PORTAL.
9. ═══ DENOTES YARD WALL.

553270

COUNTY OF SANTA FE, NEW MEXICO } ss
STATE OF NEW MEXICO }

I hereby certify that the within instrument was filed for record on the 27th day of September A.D., 1984 at 10:27 o'clock A.M. and was duly recorded in Book 176 Page 37 of the records of Santa Fe County.
Witness my Hand and Seal of Office
ANGEL VIGIL PEREZ
County Clerk, Santa Fe County, N.M.

PLAT OF SURVEY FOR

E.W. SARGENT & ANNA LEISE SARGENT

LOCATED AND BEING SITUATE AT TRACT 1 OF SARGENT SUBDIVISION, AT THE INTERSECTION OF PASEO DE PERALTA, CITY AND COUNTY OF SANTA FE, NEW MEXICO, CERTIFIED 9-10-84

SOUTHWEST MOUNTAIN SURVEYS — SANTA FE 982-9429 — C-204 A

538652
SCALE: 1" = 10'
VICINITY MAP
PLAZA DE PERALTA CONDOMINIUM
PASEO DE PERALTA
LOT 1-B
0.561 AC.±
UNIT TIES

EXHIBIT B

COLOR DETAIL ×



CANYON DUSK

S210-4

INTERIOR AND EXTERIOR ONE-COAT HIDE

COLOR FADE PROTECTION

LRV 37 **R** 195 **G** 156 **B** 131

VIEW MY SAVED COLORS

Orange color family

Canyon Dusk is a relaxed terracotta earthtone for creating a comforting, casual atmosphere.

COLOR DETAIL



RUSTY GATE

M200-7

COLOR FADE PROTECTION

LRV 19 **R** 175 **G** 102 **B** 73

VIEW MY SAVED COLORS

Orange color family

Rusty Gate is a smoky shade of copper-orange.

COLOR DETAIL



CHERRY COLA

S130-7

LRV 8 **R** 116 **G** 69 **B** 67

VIEW MY SAVED COLORS

Red color family

A rich and stunning color, Cherry Cola is a burgundy perfect for both interior and exterior paint projects.

COLOR DETAIL



DARK CRIMSON

M140-7

LRV 9 **R** 132 **G** 60 **B** 65

VIEW MY SAVED COLORS

Red color family

With its deep scarlet tones, Dark Crimson illustrates the exquisite clarity of a fine wine, perfectly aged.

COLOR DETAIL

SWISS COFFEE

12

COLOR FADE PROTECTION

LRV 84 **R** 241 **G** 237 **B** 224

VIEW MY SAVED COLORS

White color family

Swiss Coffee is a warm white color with an unmistakable cream base, like delicious, warm creamy coffee on a cold winter morning.

COLOR DETAIL

ULTRA PURE WHITE®

UPW

COLOR FADE PROTECTION

LRV 94 **R** 248 **G** 249 **B** 243

VIEW MY SAVED COLORS

White color family

Ultra Pure White is a crisp classic white, the perfect clean-slate color to transform rooms into the space of your dreams.

COLOR DETAIL

AUTHENTIC TAN

N290-2

COLOR FADE PROTECTION

LRV 73 **R** 234 **G** 221 **B** 198

VIEW MY SAVED COLORS

Yellow color family

Authentic Tan is a light neutral that brings warmth and balance, easily combining with many other color selections.

COLOR DETAIL



JUNGLE CAMOUFLAGE

N350-4

INTERIOR AND EXTERIOR ONE-COAT HIDE

COLOR FADE PROTECTION

LRV 38 **R** 170 **G** 167 **B** 148

VIEW MY SAVED COLORS

Gray color family

A subtle and relaxed gray-green, Jungle Camouflage possesses unlimited versatility for effortless transformations of interior and exterior spaces.

COLOR DETAIL



DOLPHIN FIN

790C-3

INTERIOR AND EXTERIOR ONE-COAT HIDE

COLOR FADE PROTECTION

LRV 59 **R** 204 **G** 202 **B** 193

VIEW MY SAVED COLORS

Gray color family

Dolphin Fin is a light warm gray inspired by the charismatic sea creatures — it is a confident and versatile color for multiple uses.

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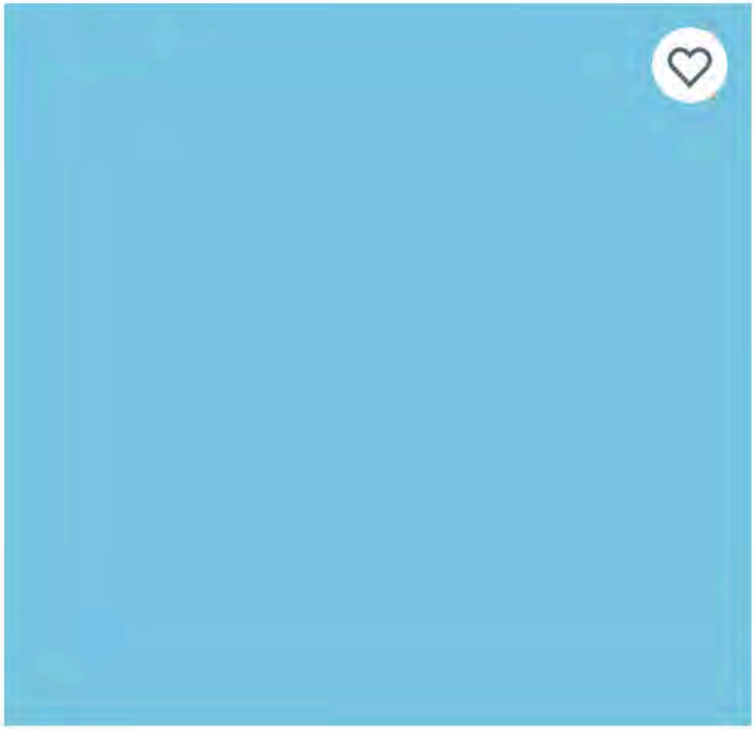

SUMMER SPLASH

5002-9C

COLOR INFORMATION

Family	Undertone	LRV
Blue	Cool	49.776

RGB	HEX
120, 198, 227	#78c6e3

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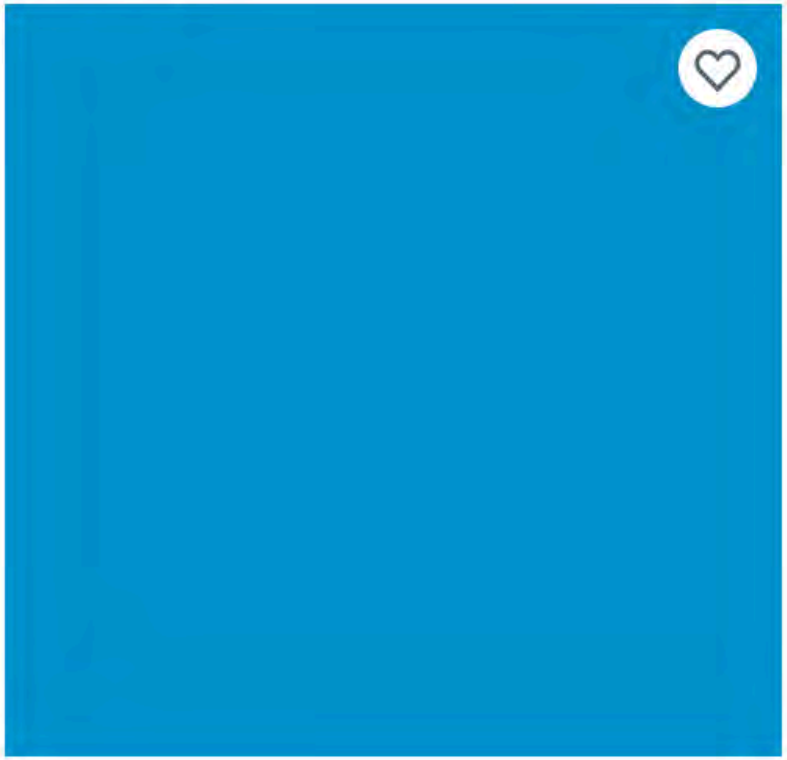

BLUE BURST

4008-10B

COLOR INFORMATION

Family	Undertone	Collection
Blue	Cool	Popular

LRV	RGB	HEX
24.012	1, 146, 204	#0192cc

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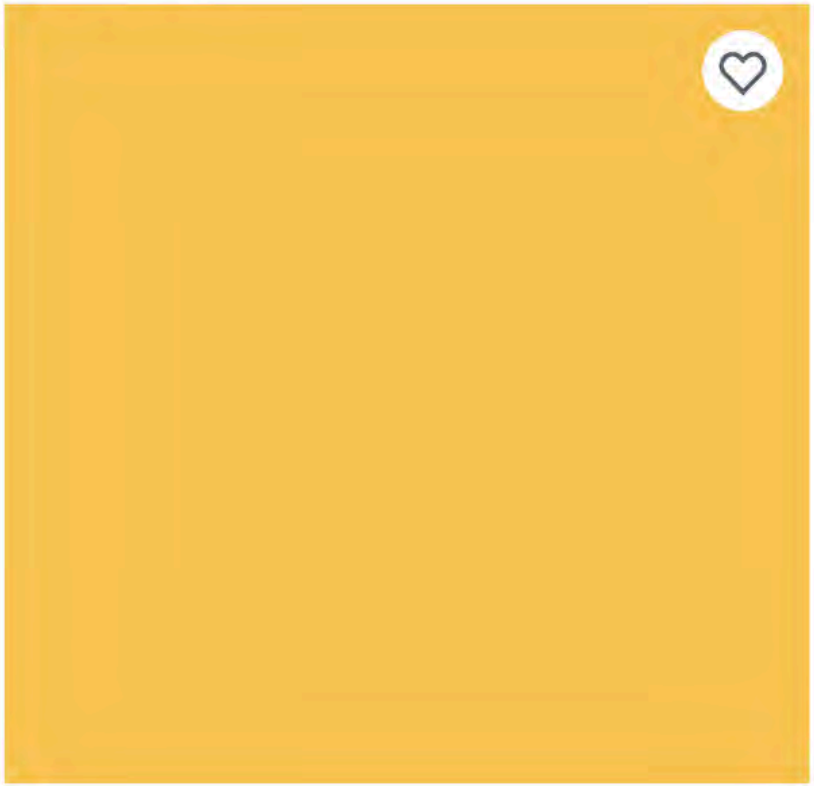

SWEET LEMON

3006-3B

COLOR INFORMATION

Family	Undertone	Collection
Yellow	Warm	Popular , The Bold Collection

LRV	RGB	HEX
59.946	248, 196, 82	#f8c452

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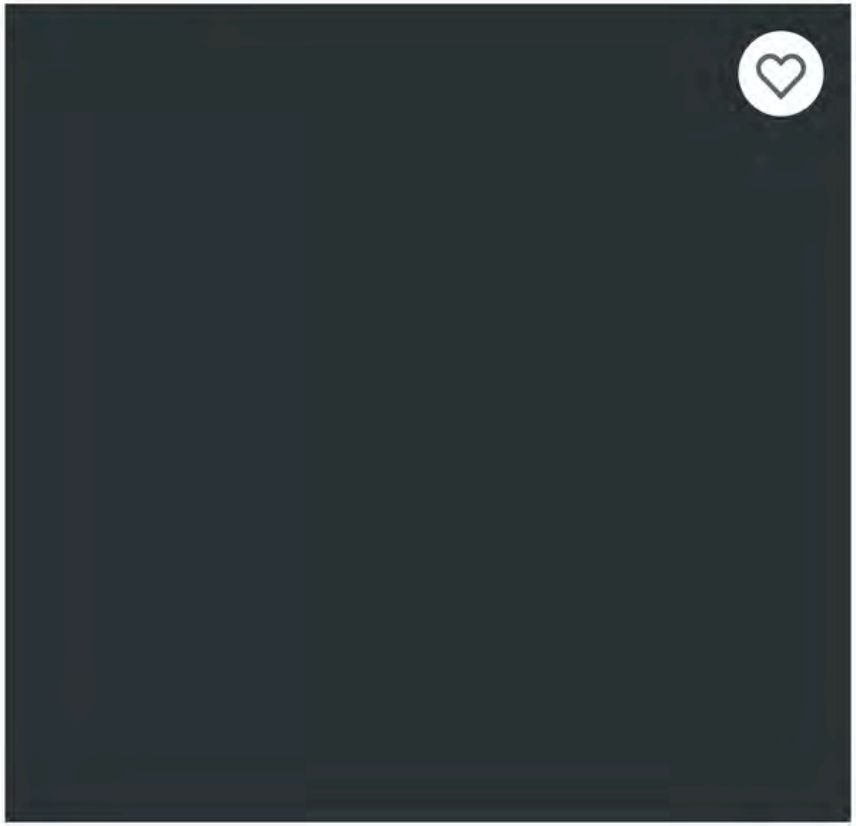

NOCTURNAL GREEN

5011-1

COLOR INFORMATION

Family	Undertone	Collection
Black	Cool	Popular

LRV	RGB	HEX
3.277	45, 52, 53	#2d3435

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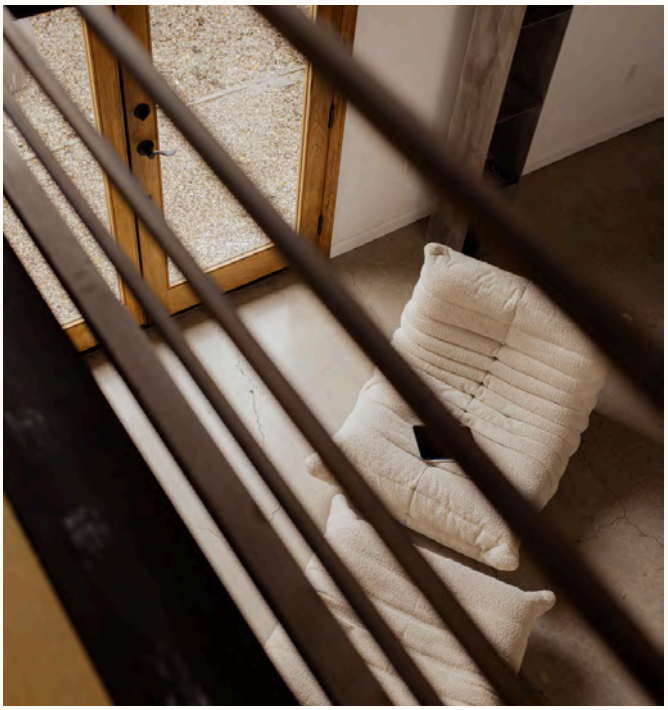
Thank You.





For Inquiries, Contact Us.

PHONE NUMBER

505.577.7226

EMAIL ADDRESS

info@casadehuerto.com

WEB ADDRESS

www.casadehuerto.com

City of Santa Fe, New Mexico

memo

DATE: November 18, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011328-HDRB, 433 Calle La Paz, Downtown & Eastside Historic District, contributing, Martinez Architecture Studio PC, agent for The John C. Gregory Revocable Trust and the Pamela S Austin Revocable Trust, owners, proposes to replace windows and doors, vigas, install wood railings, exterior stairs with hand rails, and construct a 210 sq. ft. portal to a height of 10'-6" on the main residence, install 5'-0" high fencing, and construct at 148 sq. ft. portal to a height of 11'-5", replace windows and doors, and install an overhang on the casita, and refinish the garage door. An exception is requested to 14-5.2(D)(5)(a)(i) for replacing historic windows.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria have been met and recommends approval of the exception to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade. Otherwise, staff recommends approval of the other elements of the application as they comply with 14-5.2(D)

General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Up to two motions will be required in this case.

a. In case 2025-011328-HDRB, 433 Calle la Paz, approve/deny the exception to 14-5.2(D)(5)(a)(i) to replace historic windows on a primary facade, finding that the exception criteria have/have not been met
b. In case 2025-011328-HDRB, 433 Calle la Paz, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The area that consists of Calle La Paz was an apple orchard in the 1920s. The properties in the area were developed with larger lots, heterogeneous designs, and houses that, for the most part, do not face the street. The addresses were Acequia Madre until 1938, when they were changed to Calle la Paz and Camino Manzano. Calle la Paz is a dirt road lined with yard walls and wood and wire fencing, ranging from three to six feet in height, at the edge of the road. The houses are set back from the road, from five to ten feet on average. Most of the streetscape is Spanish Pueblo Revival Style, and a few territorial style homes. Of the eight properties on the street, only two have free-standing street-facing garages. All of the properties back up along Camino Manzano. Camino Manzano is also a dirt road lined with yard walls and wood fencing. However, the street also has several structures that sit at the side of the road with no setbacks. The view of the properties on Calle la Paz from the Camino Manzano side consists of the rear of homes and backyard walls, fences, and gates.

This area, which includes Sosaya Lane and San Antonio Street, represents the first suburban-style development in the Eastside. Consistent setbacks, lot sizes, and relationship to the street are defining features of early suburbs that were woven into the historic context. Previously, the urban design was more defined by access to acequias and long, narrow lots to provide space for orchards or agriculture.



Figure 1: Site Location

Property:
The 0.16-acre lot at 433 Calle la Paz was originally owned by Frank Hudson until 1960, when it became a rental unit. It was leased by Robert Neidorf when he purchased it in 1972. While Mr. Neidorf passed in 1988, his wife remained in the home until 2000, when she sold it to Lee Dirks. Mr. Dirks recently sold the property to its current owner. The property contains a main residence, a casita, and a freestanding single vehicle garage with yard walls along each street and some wood fencing.

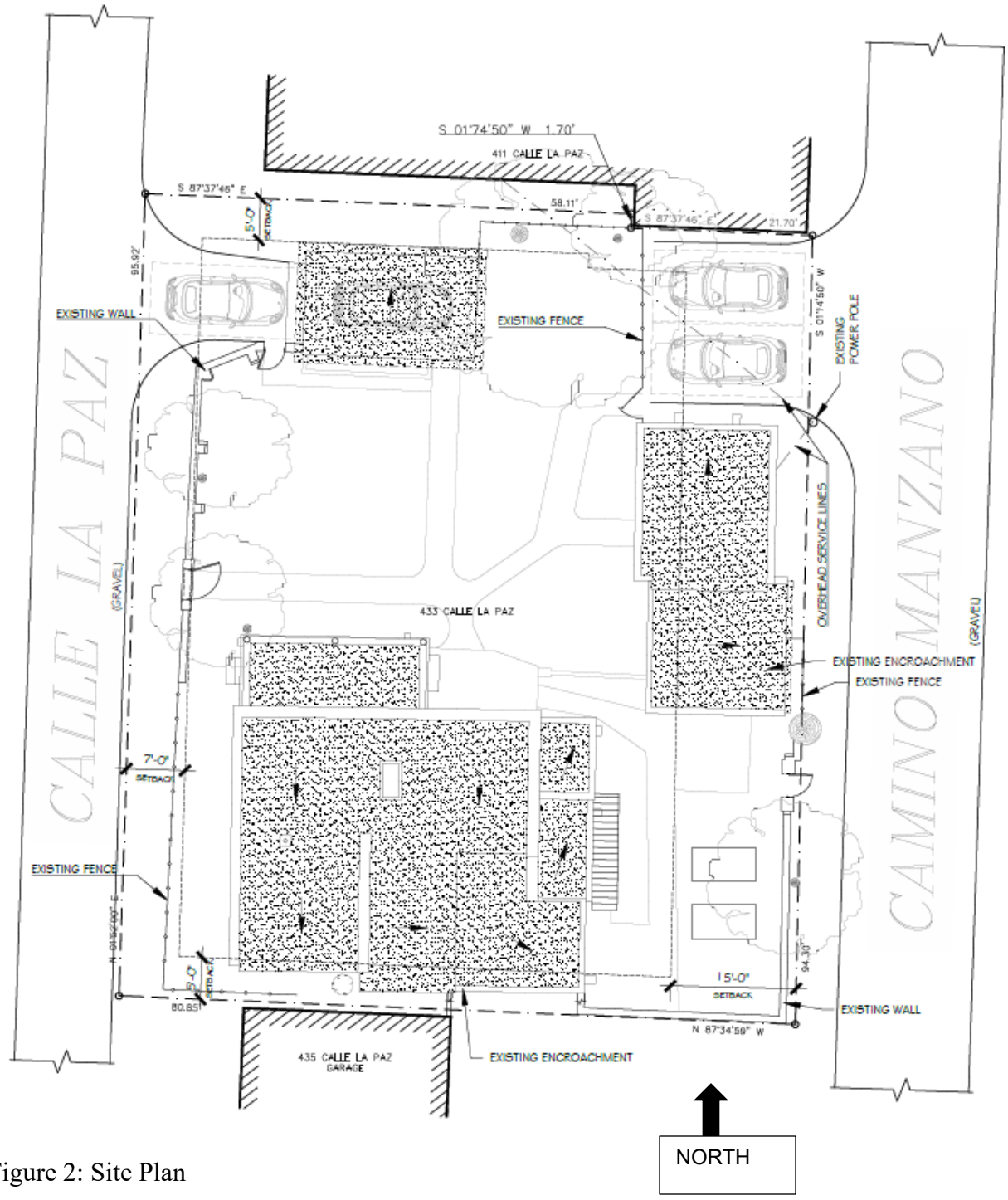


Figure 2: Site Plan

Buildings:



Figure 3: Main Residence

The 1,358 square foot single-family residence at 433 Calle la Paz is listed as contributing to the Downtown and Eastside Historic District. The original portion of the home was constructed in adobe sometime between 1912 and 1930, with four subsequent additions, all of which were constructed before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence in the additions to the historic footprint. The parapet heights vary, with most having a brick cornice, which was installed in 2001. The main entrance of the residence faces north and is covered by a portal that is off-center to the west due to one of the additions. The recent brick floor of the portal is several feet above ground level, and the roof is supported by wood posts set on concrete pier blocks. The residence retains its original fenestrations with mostly two-over-one wood windows, except one six-over-one wood-clad and one one-over-one vinyl window. The doors are wood, except for one metal door on the east elevation. The residence is stuccoed in cement stucco in "buckskin". Character-defining elements of the main residence include the original core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

The applicant provided a window assessment done by Ra Patterson of the windows and doors throughout the residence. There is a combination of historic and non-historic windows and doors in various stages of wear.


Figure 4: Casita

The 564 square foot casita is listed as non-contributing to the historic district. It was constructed in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is a vernacular style with a passive solar design consisting of south-facing clerestory windows and interior brick floors. The main entrance faces west and has a metal panel door and sash windows. The south houses French doors and a sash window, and the upper level has the clerestory windows. The east façade contains wood windows, and the north façade has no openings. According to the window assessment, all windows are non-historic from 1987 to 2015.


Figure 5: Garage

The 264 square foot west-facing garage was constructed before 1958 of hollow clay tile blocks in a Spanish Pueblo Revival style. The roof has been modified with a flat roof with plywood overhang. The vehicle door is a double chevron wood overhead door in a natural color with blue trim surround that matches the blue of the roof overhang. There is a metal light fixture to the south of the door. The south façade holds a non-original 1990 wood pedestrian door painted red, and an eight-lite sash window turned on its side. The window assessment shows this window as a non-historic 1987 window. The north façade has no openings. The garage is a good example of this type of construction and design.



Figure 6: East Yard Wall

There are seventy-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were constructed after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was raised in height by 1991, as is illustrated in that survey photo. The west wall contains an arched gate opening that reaches ninety inches and holds a wooden gate. To the south is a seventy-two-inch wood plank fence. The yard wall on Camino Manzano starts at the south corner of the lot and runs to the edge of the guest house. Closer to the guest house is a wooden pedestrian gate topped with a header. At the south end of the guest house starts a seventy-two-inch plank fence that runs for about five to ten feet before ending in a wire fence that is damaged by the overgrown foliage that clings to it.


Figure 7: West Yard Wall

There is a single case on file for the property from 2001. Case H-01-126 was approved for replacing windows, a glass door, and add a new window all on the south and east elevation, raising the roof of the kitchen and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for the property.

HDRB:

2025-010839-HDRB the Board was to maintained the main residential structure's contributing status and designated the north (R1) as the primary facade excluding the portal which appears to be new based on the HCPI that refers to non-weathered wood and a new flooring and decking, the sidelite window which per the HCPI is likely not original, and excluding the eastern addition wall which has no coping unlike the rest of the house, designated the garage as contributing with the west (G4) as the primary facade, and designated the guesthouse and yard walls as non-contributing due to their age.

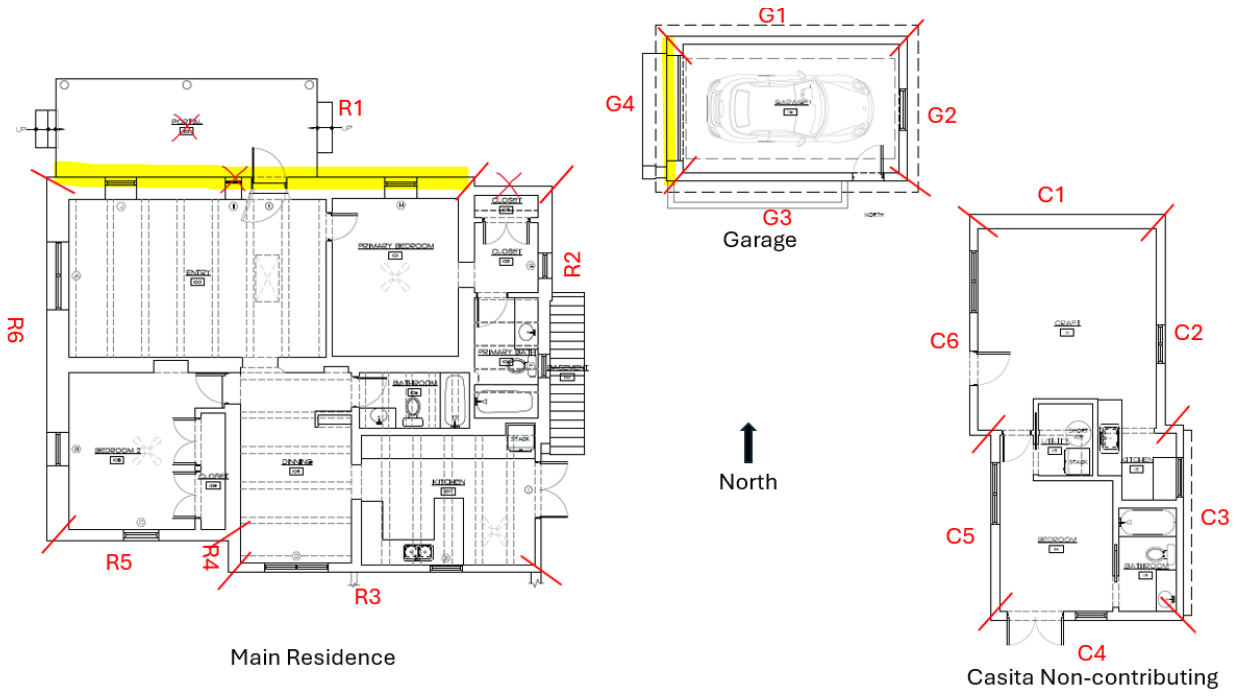


Figure 8: Façade Diagram

H-01-126 was approved for replacing windows, a glass door, and adding a new window all on the south and east elevation, raising the roof of the kitchen, and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house.

ADMINISTRATIVE:
There are no administrative cases on file.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

Main Residence

1. Replace windows and doors. An exception is requested to section 14-5.2(D)(5)(a)(i) to replace historic windows on a primary façade. The windows will be replaced with double-pane wood windows with divided lites, and sizes to match the existing windows.
    a. North
        i. Window MH-H 32"x 64" Double Hung
        ii. Window MH-J 29"x 48" Double Hung
        iii. Window MH-I14"x 51" fixed (excluded from the primary façade designation).
    b. West
        i. Window MH-A 71"x 38" fixed barn sash
        ii. Window MH-B 32" x 64" Double Hung
    c. East
        i. Window MH-F 26" x 32" double hung 2015 clad
        ii. Window MH-G 21" x 31" fixed barn sash

iii. Door MH-#1 wood frame door 60” x 81” clad 2015 will be replaced with a wood sliding divided lite door.

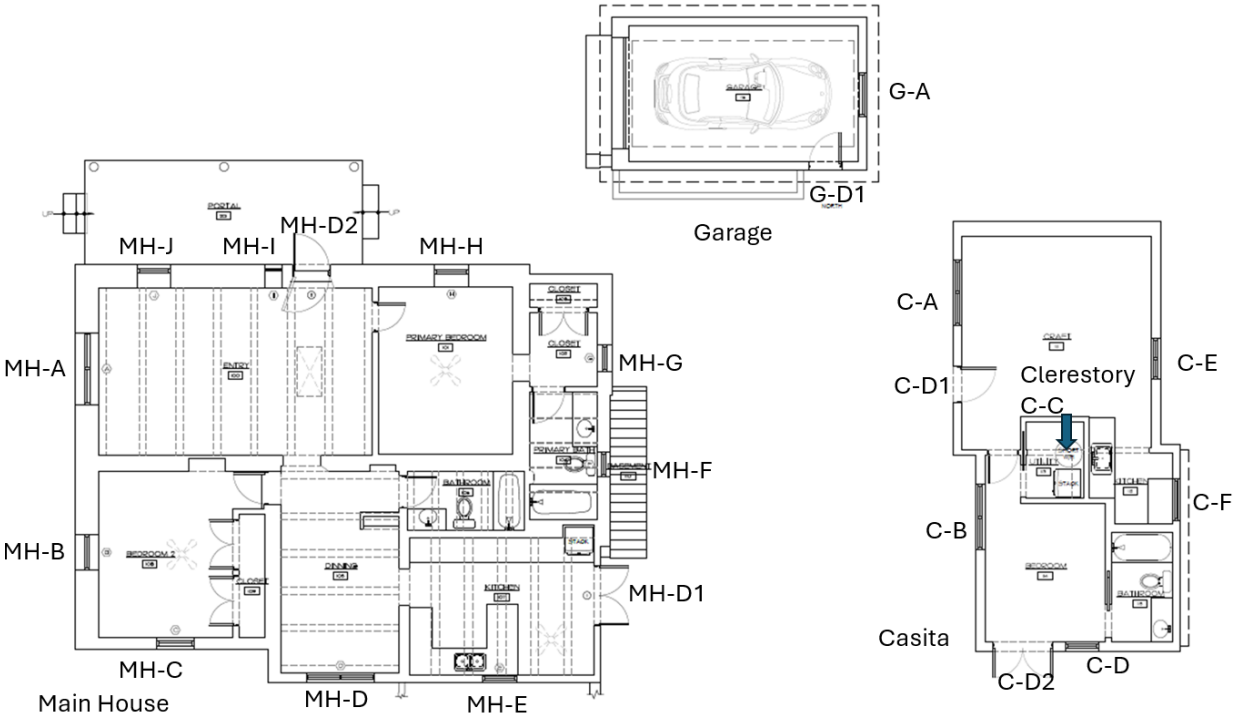


Figure 9: Window Schedule

2. Replace vigas and beams on the north portal with identical viga posts and beams to remove deteriorated and painted wood.
3. Install wood railings to span the side of the existing portal.
4. Install exterior stairs with iron handrails on the north side of the northern portal.
5. Construct a 210 sq. ft. portal to a height of 10’-6” on the east of the main residence. The portal will have a stucco and wood slat cover.

Casita

1. Construct a 148 sq. ft. portal to a height of 11’-7” on the west elevation. The portal will be Spanish Pueblo in style with a stucco parapet, square columns, and double corbels below a wood header.
2. Replace windows and doors. All the windows on the casita are non-historic from 1987 to 2015. The windows will be replaced with divided lite grid, double-pane wood windows.
    a. West
        i. Window C-A 60” x 40” horizonal sliding
        ii. Window C-B 60” x 46” horizontal sliding
    b. East
        i. Window C-F 30” x 30” awning
        ii. Window C-E 36” x 46” horizontal sliding
3. Install an overhang on the south elevation.

Garage

1. Refinish the garage vehicle and pedestrian doors.

Property

1. Construct a 5'0" high coyote fence on the Manzano or west side of the casita to replace the wood slat and metal wire fencing that currently exists.
2. Construct a 5'0" high coyote fence on the north property line with a pedestrian gate on the east between the fence and the garage.
3. Remove interior courtyard walkways and install a water fountain.

EXCEPTION CRITERIA AND RESPONSES:

Exception to Section 14-5.2(D)(5)(a)(i): The applicant requests an exception to replace historic windows on a primary façade.

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

Applicant Response: The replacement double hung windows would match the existing material, lite pattern, and color, and the appearance of the windows would not affect the character of the district compared to the existing condition. Replacement of the windows would help extend the lifespan of the building, which would benefit the district.

Staff Response: Staff finds that this criterion is met. The replacement windows will appear in kind and will not damage the character of the district.

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

Applicant Response: The applicant desires to replace the deteriorated single-pane windows because of their single-pane construction and water infiltration. The applicant desires to replace the windows as part of their effort to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary facade. Denying the exception would preclude the applicant's efforts, to their detriment, and result in the continued deterioration of the walls and the windows, ultimately injuring the condition of the home and the public welfare.

Staff Response: Staff finds that this criterion is met. Per the window assessment: "Windows B & H and J are historic; however, there are signs of water penetration underneath the sills of the windows, causing structural integrity damage to the adobe. The windows would need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable. Window G is historic; however, rotted beyond 40% and is non-restorable. Windows and doors A, C, D, E, DR #1, F, and I are non-historic." Replacing windows that allow water penetration is necessary to avoid further damage to the contributing building.

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

Applicant Response: The applicant considered retaining the windows and adding a second pane, but that is not feasible given the manner in which the window units were constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of windows and decided on the proposed replacement in-kind as the preferred method of achieving their objective of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary façade.

Staff Response: Staff finds that this criterion is met. Replacing windows that allow water penetration is necessary to avoid further damage to the contributing building and allow for continued use of the residence.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

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

(1) General

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

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

(9) Height, Pitch, Scale, Massing, and Floor Step backs

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Step backs

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

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

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

(1) Old Santa Fe Style

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

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

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

Date of Form: July 12, 2025

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

1. Name of property:	2. Location:	3. Local Reference Number:
Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	Santa Fe ID: H-641 4. County: Santa Fe Parcel # 10322816

5. Property Type:
_x Buildings: 3
_x_Structures: walls and fences
__ Site __ Object

6. Date of Survey:
May 28, 2025, JWM

7. Previous Survey Date(s):
_x Yes: July 6, 1983, Michael Belshaw, September 1991, Deborah Butcher
__ No:

8. Name of Project:
HDRB Status Evaluation

9. Lat/Long:
35.6791818,-105.9319022



10. Photo Information; John W. Murphey, photographer. Photo 1: View of west elevation on Calle la Paz. Camera facing east.

11. Brief Description of the Property:

Erected between 1912 and 1930, the original core of the primary residence consists of a 17-by-36-foot adobe rectangle, to which at least four additions have been appended. These include a façade addition that postdates 1966. The property also contains an older one-bay garage at the northwest corner and a guesthouse along Camino Manzano which was constructed in the early 1980s. The property is enclosed by non-historic walls and fences. The primary house is classified as Contributing to the Downtown and Eastside Historic District; the garage, guesthouse, and walls have no status.

Continued on Page 5.

12. Who uses the property? Dwelling

13. Construction Date:
Date: Primary House, before 1930, with multiple additions after; Guesthouse, early 1980s; Garage, pre-1958
_x_Known _x_ Estimated Source: plat maps and aerial photographs

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

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

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



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

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

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

For: Current owner and Richard Martinez, AIA, NOMA NM

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

Current owner: John C. Gregory Revocable Trust & Pamela S. Austin Revocable Trust
N/A

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

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

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

22. National or State Register:

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

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

Is this property in a historic district? __ Unknown __ No _x_ Yes
If yes: __ Significant _x_ Contributing: Primary House __ Non-contributing _x_ No Status: Guesthouse, Garage, and Walls and Fences
Per City of Santa Fe official designation map

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

24. Supplemental Forms:

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

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

1. Name of property:	2. Location:	3. Local Reference Number: Santa Fe ID: H-641
Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	4. County: Santa Fe
		5. Date of Survey: May 28, 2025

ARCHITECTURAL AND CONSTRUCTION DETAILS:

6. Visible Construction Material: All Buildings

_x_Adobe __ Brick __ Composition __ Concrete: Block

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

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

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

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

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

__ Wood: Tongue and Groove __ 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
__x Shed Other:
Pitch: __ None __ Low
__ Medium __ Steep
Features: __ Eave:
_x_ Parapets
Materials: _x_Asphalt
__ Earth
__ Composition shingle __ Metal: Pressed
__ Composition Roll __Metal: Corrugated
__ Metal: Standing Seam __Metal: Standing Seam
__ Tile: Terra Cotta __ Wood: Shingle
__ Other:

10. Window Types

Operation	Material	Glazing	Number
Single-Hung	Wood	1/1	1
Single-Hung	Vinyl	1/1	1
Single-Hung	Wood	2/1	3
Single-Hung	Wood	2/2	2
Single-Hung	Clad Wood	6/1	1
Sash-Fixed Position	Wood	6	2
Sash-Fixed Position	Wood	8	2
Awning	Wood	1	1
Casement	Wood	4	1
Casement	Wood	4	1
Sliding	Wood	1-1	2
Clerestory	Wood	H-F-F-H	1

11. Door Types

Type	Style	Material	Number
Single-Leaf	Plank	Wood	1
Single-Leaf	Panel	Wood	1
Single-Leaf	Panel	Metal	1
Double	French	Wood	2
Overhead	Garage	Wood	1

12. Chimneys _x_ N/A

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

14. Other Significant Features N/A

15. Modifications: _x_ __ No known modifications

#1 Date: Various; multiple additions to the primary house; most within the historic period; maps, aerial photographs, and visual evidence
#2 Date: Early 1980s; construction of guesthouse, potentially including an older structure; 1983 HBI form
#3 Date: Post-1978 (1983); alteration of existing and introduction of new walls and fences; aerial photographs and 1983 HBI form
#4 Date: c.2001; raising ceiling and roof of east side of primary house and adding brick coping; Case H-01-126
#5 Date: c.2001 replacement of a door and several windows of the primary house; Case H-01-126, visual evidence

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	_x_ Territorial
__ Colonial Revival	__ Italianate	__ Northern NM	__ Ranch	__ Territorial Revival
__ Folk Victorian	__ Mediterranean	__ Prairie	__ Spanish-Colonial	__ Tudor Revival

Notes: _x_ Other: Vernacular; Passive Solar

17. Documents Available and Their Locations

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

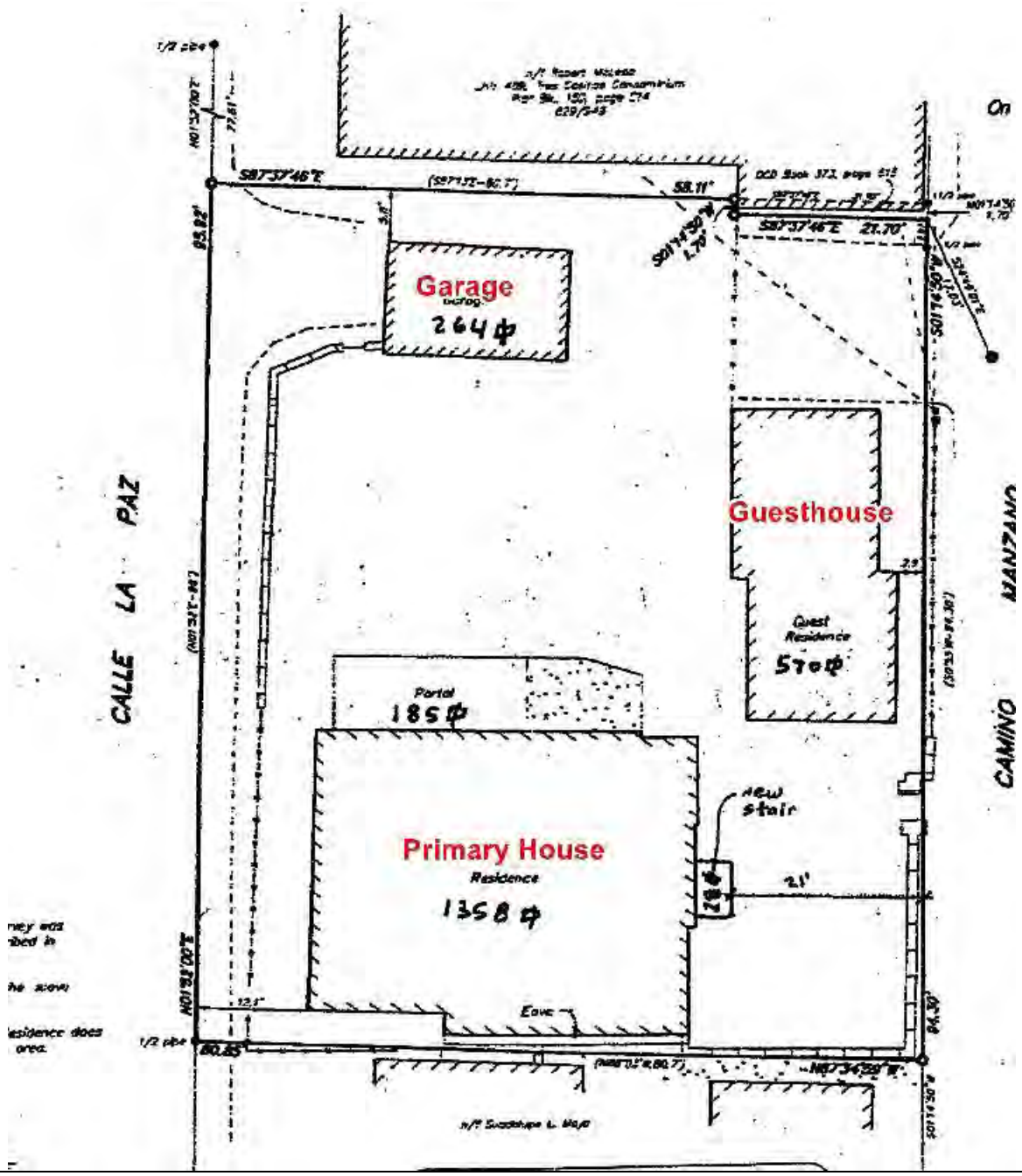
Archaeological Records Management Section
Laboratory of Anthropology
708 Camino Lejo
Santa Fe, NM 87501
(505) 476-1320
https://nmhistoricpreservation.org/arms.html

SITE:

18. Attached or Associated Properties

Are associated properties eligible for listing: N/A

19.Site Plan: Portion of 2000 survey boundary map. Courtesy of Sierra Land Surveying, Inc.



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: Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	2. Location: 433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-641 4. County: Santa Fe 5. Date of Survey: May 28, 2025

Architectural Description Continued

Setting

The house and its ancillary structures occupy a roughly 0.16-acre rectangular lot on the east side of Calle la Paz, a short dirt lane constructed across a former apple orchard. Except for the garage, the property is mostly concealed by non-historic walls and fences erected after 1983 (Photos 1 & 34). Within the enclosure, the three buildings form a courtyard surfaced with gravel and brick walkways. Vegetation is limited to a few older trees, including an apricot tree and a recently planted bed of lavender.

Primary House

Dating to the early 20th century, the primary house remains mostly legible across its front façade, while its other elevations have been altered by additions largely completed by the 1970s (Photo 3)(Fig. 5). The house reflects a later vernacular interpretation of the Territorial style, with the closet addition exhibiting Pueblo Revival influences. The older sections are trimmed with a full cornice composed of a header, rowlock, and stretcher brick pattern running from top to bottom. The coping on the additions repeats the original brick pattern but lacks the dentil detailing at the rowlock course and uses a different color of brick. The brick cornice on the east façade was installed in 2001, following an increase in roof height by approximately one foot over the kitchen and bathroom areas.

The house and its additions display compound massing, articulated through varied roof heights and projecting volumes. The entire building is finished with a buckskin-colored cementitious stucco coat. Important character-defining elements include the historic rectangular core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

North (Façade)

The façade presents an overall asymmetrical composition. It is horizontally oriented, with a dominant, nearly solid mass on the left (east) side offset by an open portal on the right (west) (Photo 3). Although the original core included a centered door flanked by

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symmetrically placed windows, the off-center portal and the 1970s closet-bathroom addition together give the façade its current asymmetrical appearance.

Portal

The portal sits approximately 24 inches above grade (Photo 4). It has recent brick flooring, and its decking is finished with unweathered tongue-and-groove boards. The structure is supported by wood posts measuring 26 inches in circumference, set on concrete pier blocks.

The front entrance consists of a 35½-by-78½-inch screwed plank door with stacked vision lights and decorative metal hinges (Photo 5). At its threshold, the front wall measures approximately 23 inches thick (Photo 6). To the right (west) is a vertical sidelight that, based on its placement and materials, is likely not original.

Windows

The windows flanking the entry illuminate the front room, originally a sala-like space that has since been subdivided. These windows are of a two-over-one wood sash design (Photo 7).

The interior muntin profile of the right (west) window has a ¼-inch face with simple bevel molding and is fitted with a surface-mounted cam-action sash lock (Photo 8). The window is set back approximately 12½ inches from the interior wall, reflecting the substantial depth of the adobe wall construction.

West

The west elevation faces Calle la Paz and contains the oldest portions of the house (Photo 10). The sala space is fenestrated by two six-light fixed sash windows with ¼-inch muntin profiles (Photo 11). The adjacent addition, which contains a bedroom, has a two-over-one hung-sash wood window with a ⅛-inch muntin face (Photo 12).

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South

Sitting close to the neighboring property, the south elevation incorporates the early bedroom and dining room additions, as well as the kitchen space which was already evident in a 1958 aerial photograph (Photo 13)(Fig. 3). Both the bedroom and dining room have modern replacement windows (Photos 14 & 15). The kitchen contains a recent two-over-two sash window.

East

The east elevation reveals a conglomeration of additions expressed through varied roof heights and parapet treatments (Photo 16). Starting at the south end are double 10-light modern doors opening into the kitchen (Photo 17). Next is a non-historic two-over-two window at the bathroom, followed by a four-light casement window at the closet (Photo 18). Both of these latter spaces were constructed after 1966 (Figs. 4 & 5).

Interior

The interior contains eight rooms, most of them resulting from additions made after the initial construction in the 1910s. The most significant space is the main front room, which appears to have originally functioned as a sala-like gathering area before being subdivided with a partition. The large section immediately behind the front entry door measures 13 feet ½ inch wide by 22 feet 4 inches long (Photo 19).

It has a slightly sloping ceiling, rising to 10 feet 10 inches at its highest point. Eight vigas span the room in a north-to-south orientation, topped with loose tongue-and-groove boards. The space is austere: features are limited to a simple baseboard finished with a strip of quarter round forming a shoe rail. The floor consists of 2 ⅛-inch-wide wood strips that have been coated with gray paint.

The partitioned section of the former sala now serves as the primary bedroom—a small, dark space with even less trim than the larger area Photo 20). Beyond it, to the east, lies the closet and bathroom addition, which is the most recent extension grafted onto the house (Photo 21).

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South of the front entry is a small dining area and an adjacent bathroom painted red, with flooring that shows signs of failure (Photo 22). The bedroom to the west, one of the earlier additions, is cramped and contains a furred-out closet (Photo 23). The kitchen to the east is completely modern in its design, finishes, and fenestration (Photo 24). Each of the older rooms has a different ceiling height, and in the case of the front and dining rooms, the vigas are arranged in different directions. The second bedroom floor is 2 inches lower than that of the adjacent dining room. These variations suggest a pattern of accretive construction.

Guesthouse

Erected in the early 1980s, the roughly 564-square-foot guesthouse is primarily of frame construction (Photo 25). It has a boxy design with a large south-facing clerestory window, reflecting an intention to mimic passive solar construction. It features a double-height volume on the north and a lower, one-story section on the south. The south piece may have incorporated an earlier structure.

The main west façade has a metal panel door flanked by wood sliding sash windows (Photo 25). The south elevation, enclosing the kitchen, includes 10-light French doors and a modern 1/1 wood sash window (Photo 26), while the upper level holds the clerestory unit.

The east elevation, fronting Camino Manzano, contains a few modern wood windows (Photo 27). The north elevation is a solid wall without openings (Photo 28). Inside, the double-height space emphasizes the passive solar design with a solid north wall and brick floor meant to retain heat gained through the clerestory window (Photo 29); however, the frame construction and large, leaky windows undermine this intention.

Garage

Standing in the northwest corner of the property is a one-bay garage, which was already present in the 1958 aerial photograph (Fig. 3). Constructed of hollow clay tile blocks and finished with stucco matching the yard walls, the garage has a gross footprint of approximately 252 square feet. It has a flat roof that has been modified with a plywood overhang. The garage faces south and is fitted with a “double-chevron” wood overhead door (Photo 30). An older decorative metal lamp is mounted at the south corner.

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Pedestrian access is provided from the south through a non-original wood door, painted red (Photo 31). The east elevation contains an eight-light sash turned on its side (Photo 32), while the north elevation has no openings (Photo 33).

Walls and Fences

Based on aerial imagery and a photograph from the 1983 HBI survey, all of the walls and fences surrounding the property are of recent construction. A much lower front yard wall is visible in the 1983 survey photo (Fig. 6). This earlier wall appears to be no taller than four feet. Today, a wall in this location stands at 70 inches and incorporates an arched gate opening that reaches 90 inches at its apex (Photo 2). South of this wall begins a section of board fence, which reaches 72 inches at its highest point. Similar walls and fences are present along the east side of the property, fronting Camino Manzano (Photo 34). None of these enclosures are of historic age.

Historical Overview

Subdividing Farmland

The long, narrow tracts south of the Acequia Madre began as irrigated farmland, producing the small but essential crops that sustained Santa Fe's early residents. In the early 20th century, some of these fields gave way to orchards—most notably apples—before eventually being carved into modest residential parcels as the city's edge slowly pushed outward beyond its historic core.

One such story unfolds along Camino Manzano, first laid out as an apple orchard by Jacob W. Waffensmith (also recorded as Waffenschmidt), a physician who left Ohio in search of new ground and new chances. Waffensmith built his residence at 415 Camino Manzano, with its tall water tower which looks over the subject property.[1] As shown on

[1] "415 Camino Manzano, Joseph and Helen Flynn House and Associated Buildings, Santa Fe, Santa Fe County, New Mexico," New Mexico Historic Cultural Properties Inventory 1 & 2. Prepared for Hoopes + Associates, Architects, Ltd. Co., August 29, 2017; revised September 13, 2017

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the 1912 King's map, this house stands as the oldest documented dwelling in the immediate area[2] (Fig. 1).

In 1920, John Quincy Adams, a mechanic originally from Muskegon, Michigan, acquired Waffensmith's orchard and formally platted it as the *Los Arboles* (The Trees) Subdivision, dividing the former orchard into smaller residential lots. Adams joined a growing cadre of local investors and developers—notably real estate speculator Harry Dorman—who saw promise (and profit) in transforming the historic Hispanic agricultural long lots along the acequia into small suburban enclaves.

This pattern of land conversion mirrored a broader shift in early 20th-century Santa Fe, as irrigated fields were systematically repurposed to accommodate the city's quiet but steady residential spread. Among those drawn into this suburban transformation was Agustin A. Sosaya, a modest-scale builder known for his work in Pueblo and Territorial styles. Alongside Favian Chavez and E. G. Richardson—both of whom owned parcels along what would become Calle la Paz[3]—Sosaya helped develop a cluster of houses on San Antonio Street, offering a picturesque, if somewhat idealized, blend of local architectural traditions.

But Calle la Paz and its neighbor, Camino Manzano, developed differently—with larger lots, more heterogeneous designs, and houses that did not always face the street.

The Hudson Place

A 1928 deed shows that E. G. Richardson sold the parcel containing the subject house to Frank Lawson Hudson and his wife, Alma Hudson.[4] Frank, born in Mississippi in 1900, worked as a United States Postal Service letter carrier in his home state before being transferred in the late 1920s.

[2] The King's map indicates that the long strip of land containing the current parcel was then owned by the Christian Brothers, a Roman Catholic male order in charge of educational instruction, who established St. Michael's College.
[3] James C. Harvey, "Tract of Land Subdivided for A. A. Sosaya, Favian Chavez, E. G. Richardson, Precinct #3, Santa Fe, N. M. [subdivision plat map]," March 31, 1927.
[4] Agreement, E. G. and Ethel M. Richardson to Frank L. and Alm D. Hudson, recorded January 2, 1929, Book V, Page 115, Instrument #1929036716, Santa Fe County, New Mexico.

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The 1930 census places Hudson in the area now known as Calle la Paz, but does not provide a specific street address.[5] At that time, Calle la Paz had not yet been formally established as a street, and residents along the dirt road were assigned Acequia Madre addresses. This is confirmed by the 1930 city directory, which lists Hudson's residence as "716 Acequia Madre (1) rear."[6] Street addresses for Calle la Paz first appeared in 1938, placing Hudson at what is now 433 Calle la Paz.[7]

City directories and other sources show the Hudson family residing on the property through the early 1960s. The 1940 census, the first to record them at this location, lists Frank Hudson as the owner of the house, then valued at $4,800.[8] The household included Frank, age 39; Alma, 43, also born in Mississippi; and their son, Frank Jr., age 8, a New Mexico native.

A February 16, 1942 draft registration card offers a few more glimpses of Frank Hudson. At that time, he was still working as a clerk at the downtown post office under Postmaster Antonio F. Martinez.[9] As a postal employee, he received his mail in the "Clerk's Box," a detail as routine as it is revealing. The registration card notes that he stood 5 feet 11 inches tall, weighed 133 pounds, and was mostly bald.

By the mid-1950s, Frank had advanced to superintendent of the new Coronado Station Post Office, housed in the Your Foods Super Shopping Center. The shopping center was Santa Fe's first suburban retail experiment, drawn up by Truman Mathews, a former draftsman in John Gaw Meem's office. By then, the Hudson household had expanded to include Frank, Alma, Frank Jr., and Frank's widowed mother, Frances.[10]

[5] U.S. Census Bureau, Year: 1930; Census Place: Santa Fe, Santa Fe, New Mexico; Page: 7B; Enumeration District: 0003; FHL microfilm: 2341134.
[6] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1930 (El Paso: Hudspeth Directory Company, 1930), 105.
[7] The street name originally included a "de," appearing as Calle de la Paz, a form that persisted through the late 1960s.
[8] U.S. Census Bureau, Year: 1940; Census Place: Santa Fe, Santa Fe, New Mexico; Roll: m-t0627-02452; Page: 61B; Enumeration District: 25-5A.
[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: 58.
[10] Hudspeth Directory Company, *Hudspeth Directory Company*, Santa Fe City Directory, 1930 (El Paso: Hudspeth Directory Company, 1930), 105.

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After 37 years in the postal service—a career built on routine, reliability, and careful increments of promotion—Frank retired in August 1960. He and Alma left Santa Fe and moved to Kingsland, Texas, a quiet town in the Hill Country. They died within a month of each other in 1970, closing a story that began in Mississippi, ended in Texas, and included a thirty-year interlude in Santa Fe.

A Home for Tutors

The underlying ownership of the property during this period is unclear, but city directories indicate it was used as a rental. In 1964, Stephen J. Etzald, an insurance adjustor, and his wife, Juxi, rented the home.[11] Three years later, it was leased by Harvey L. Mead III and his wife, Claire. Harvey had joined the faculty of St. John's College a year earlier, where he taught philosophy—serving as a "tutor," in St. John's parlance.[12] The small private college would also supply the next tenant, and eventual owner, Robert A. Neidorf. He was also a tutor.

Neidorf, born in Chicago in 1930, received his B.A. and M.A. from the University of Chicago and his Ph.D. from Yale University.[13] He served as an assistant professor at Bucknell University in Pennsylvania and later taught at the State University of New York at Binghamton. Neidorf joined St. John's College in Annapolis in 1964 before transferring to the Santa Fe faculty in 1967. That same year, Harper and Row published his book *Deductive Forms: An Elementary Logic*, intended as an introduction to general logic. The book began with a quotation from René Descartes, continued for 407 pages, and was issued only in a single edition. Santa Fe would be his home.

Robert and his wife, Mary Frances Morris Neidorf, acquired the property in 1972; the following year, he was appointed dean of the college.[14] Robert Allen Neidorf died in 1988 at age 57. Mary Frances remained at the house on Calle la Paz until 2000, when she sold the property to Lee Dirks, who held it until recently.

[11] Ibid., (1964), 38 and 131.
[12] R.L. Polk & Co., *Santa Fe City Directory, 1967* (Dallas: R.L. Polk & Co., 1967), 45 and 310.
[13] "Neidorf, Robert Allen" [obituary], *The New Mexican*, February 5, 1988, A-4.
[14] Warranty Deed, Harold D. and Gracia S. Bruce to Mary M. and Robert Neidorf, recorded November 13, 1972, Book 205, Page 308, Instrument # 348546, Santa Fe County, New Mexico.

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Evaluation of Historical Status

Primary House

The primary house is designated as a Contributing Structure to the Downtown and Eastside Historic District. Its most important façade is the front (north-facing) elevation, which has been the least affected by additions and clearly communicates the building's original and historical character. Character-defining features of this façade include its original horizontal massing, window openings containing older two-over-one wood sash windows, and the brick cornice. By contrast, the east and south elevations are the most altered and have little architectural integrity. For these reasons, it is recommended that the house maintain its Contributing status, with the north elevation designated as the primary façade, specifically the portions that retain original design and materials.

Guesthouse

The guesthouse is primarily a creation of the 1980s and represents a poor example of a clerestory passive solar structure. Better examples of solar design can be found elsewhere in Santa Fe, including within city-designated historic districts. Accordingly, the recommendation is to assign it Non-contributing status.

Garage

The garage is at least 50 years old and represents a good example of its type. The recommendation is to assign it Contributing status, with the west elevation designated as the primary façade.

Walls and Fences

The walls and fences on the site are less than 50 years old and are not recommended for historical status.

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Illustrations

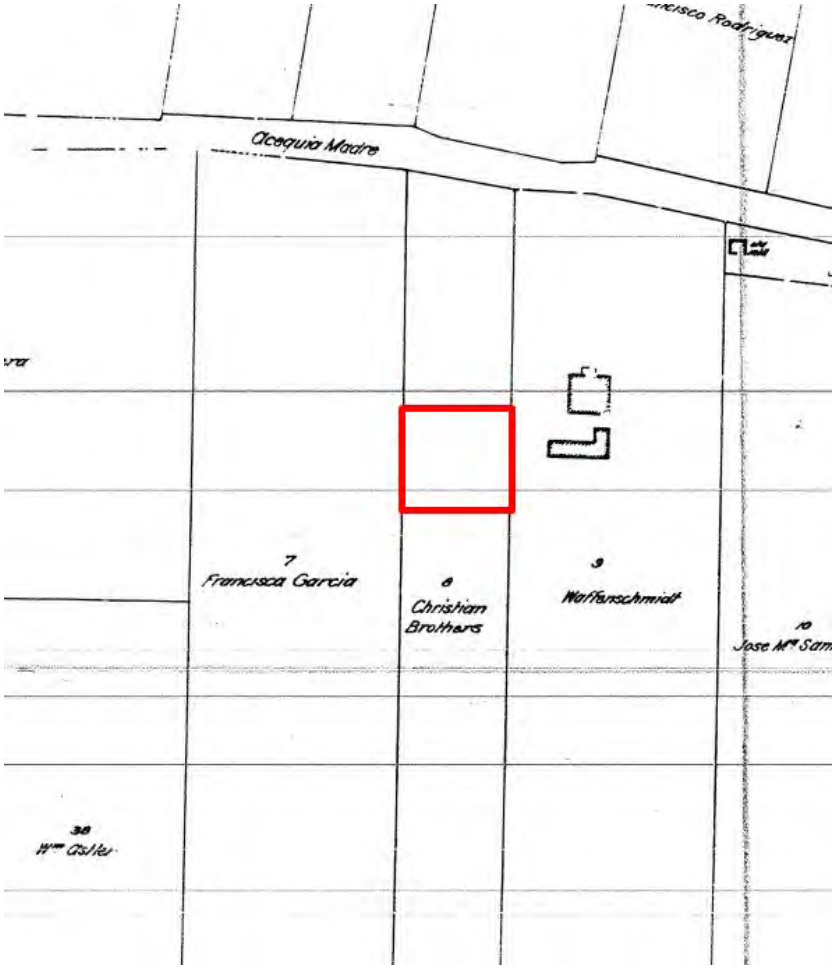

Figure 1: N. L. King, "Official Map of the City of Santa Fe," 1912.
The approximate location of the current lot is shown based on its alignment with the Waffenschmidt/Waffensmith house. However, both structures appear to be situated farther south of Acequia Madre than indicated on the map.

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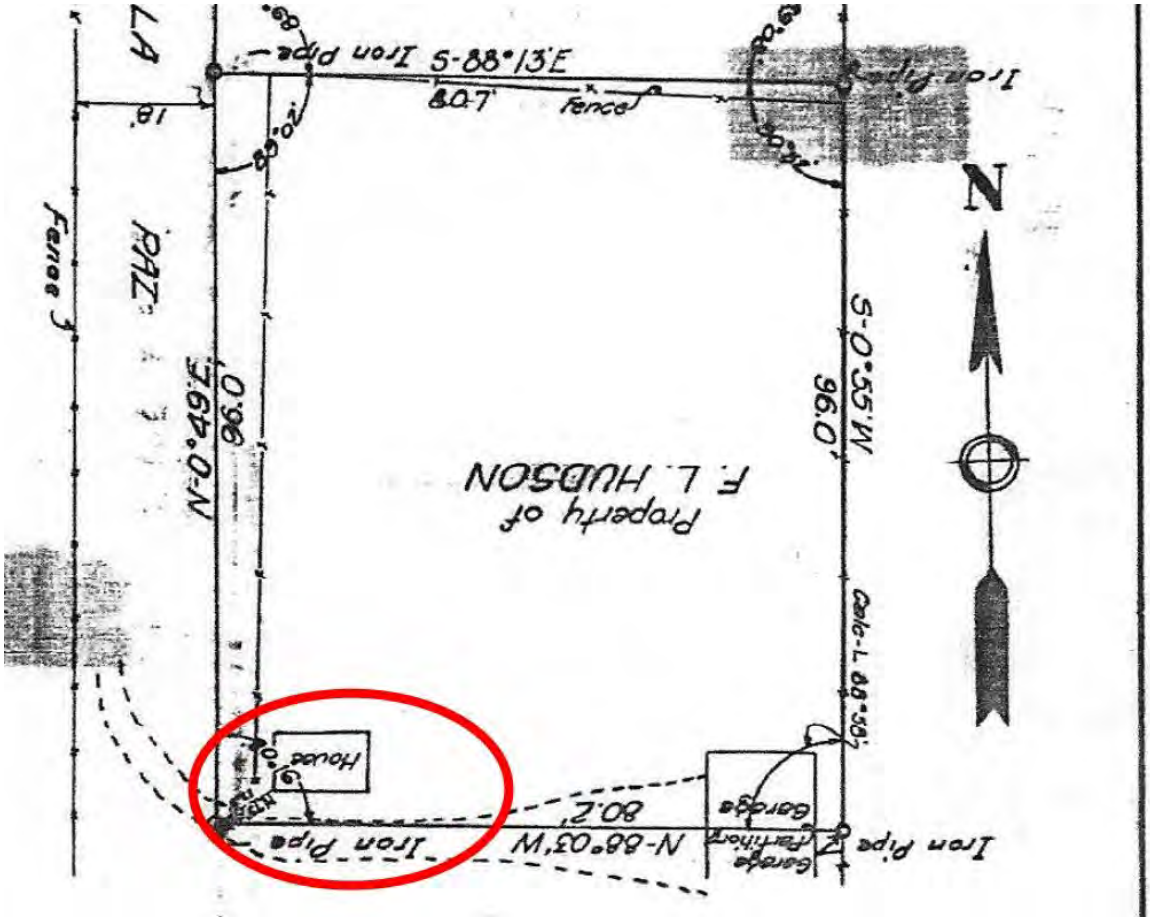

Figure 2: Portion of March 29, 1930, subdivision map. James C. Harvey, creator. Assumed subject house circled.

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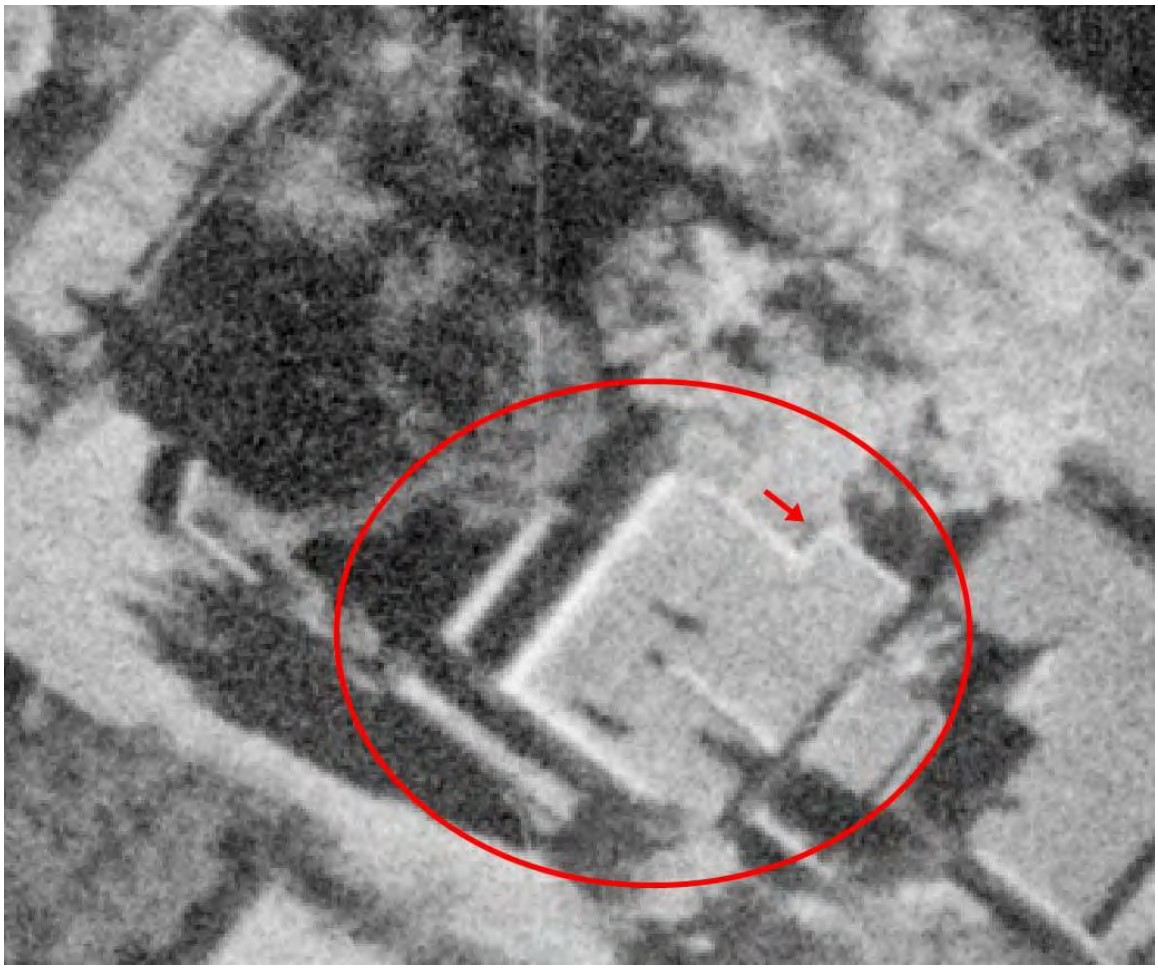

Figure 3: November 10, 1958, aerial photograph.
Arrow: The addition of what is now holding the kitchen. The closet-bathroom addition has yet to be constructed.

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Figure 4: May 2, 1966, aerial photograph.
Arrows: Top, existence of one-car garage; right, existence of small structure that might be incorporated into the current guesthouse. The closet-bathroom addition has yet to be constructed.

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May 11, 1973, aerial photograph.
Arrow: The closet-bathroom addition has been constructed.

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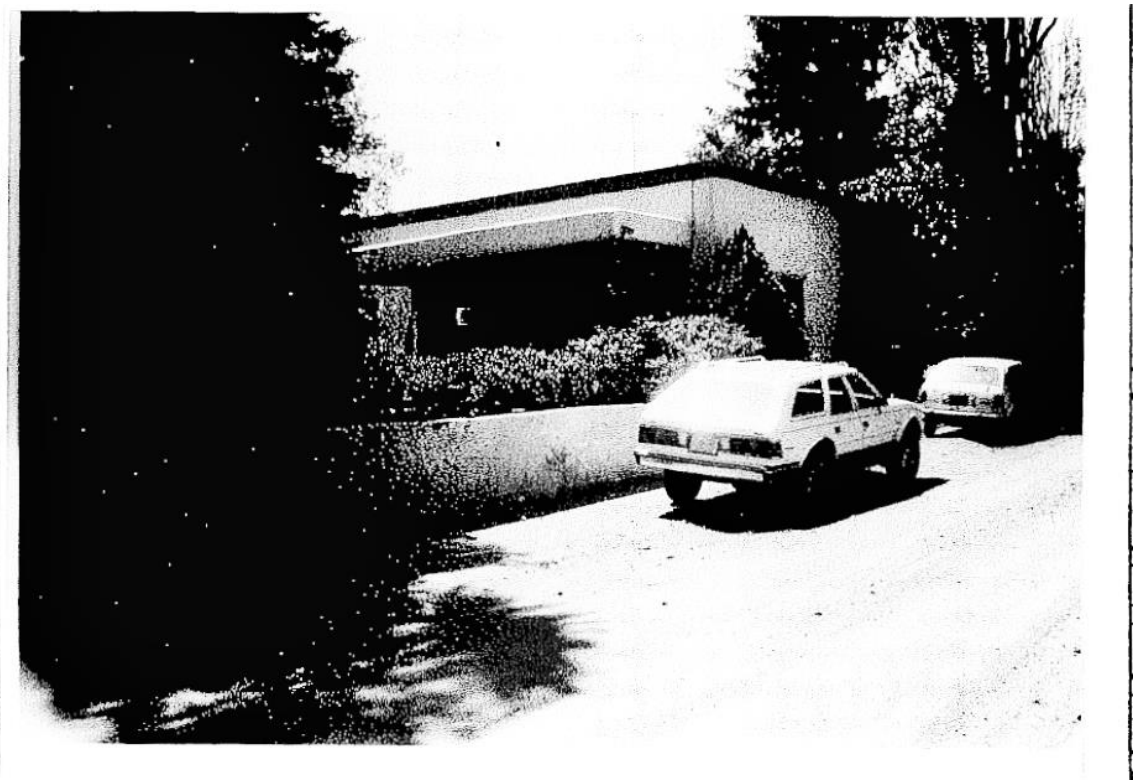

Figure 6: Copy of July 6, 1983, HBI survey photograph. Michael Belshaw.

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Survey Photographs

(All images taken by John W. Murphey, May 28, 2025)



Photo 2: West yard/privacy wall. Camera facing southeast.

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Photo 3: Primary House, north elevation. Camera facing south.

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Photo 4: Primary House, north elevation. Portal. Camera facing west.

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Photo 5: Primary House, north elevation. Entry door. Camera facing south.

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Photo 6: Primary House, north elevation. Entry door threshold. Camera facing down.

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Photo 7: Primary House, north elevation. East window. Camera facing south.

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Photo 8: Primary House, north elevation. West window detail. Camera facing down.

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Photo 9: Primary House, north elevation. West. Camera facing north.

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Photo 10: Primary House, west elevation. Camera facing south.

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Photo 11: Primary House, west elevation. North windows. Camera facing east.

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Photo 12: Primary House, west elevation. South windows. Camera facing east.

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Photo 13: Primary House, south elevation. Camera facing east.

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

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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: Frank and Alma Hudson House/ Robert and Mary Neidorf Residence	2. Location: 433 Camino la Paz Downtown and Eastside Historic District – Santa Fe	3. Local Reference Number: Santa Fe ID: H-641 4. County: Santa Fe 5. Date of Survey: May 28, 2025



Photo 14: Primary House, south elevation. West window. Camera facing north.

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Photo 15: Primary House, south elevation. Middle window. Camera facing north.

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Photo 16: Primary House, east elevation. Camera facing west.

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Photo 17: Primary House, east elevation. Entry to kitchen. Camera facing west.

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Photo 18: Primary House, east elevation. Window at closet. Camera facing east.

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Photo 19: Primary House, interior of front room. Camera facing west.

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Photo 20: Primary House, interior of primary bedroom. Camera facing west.

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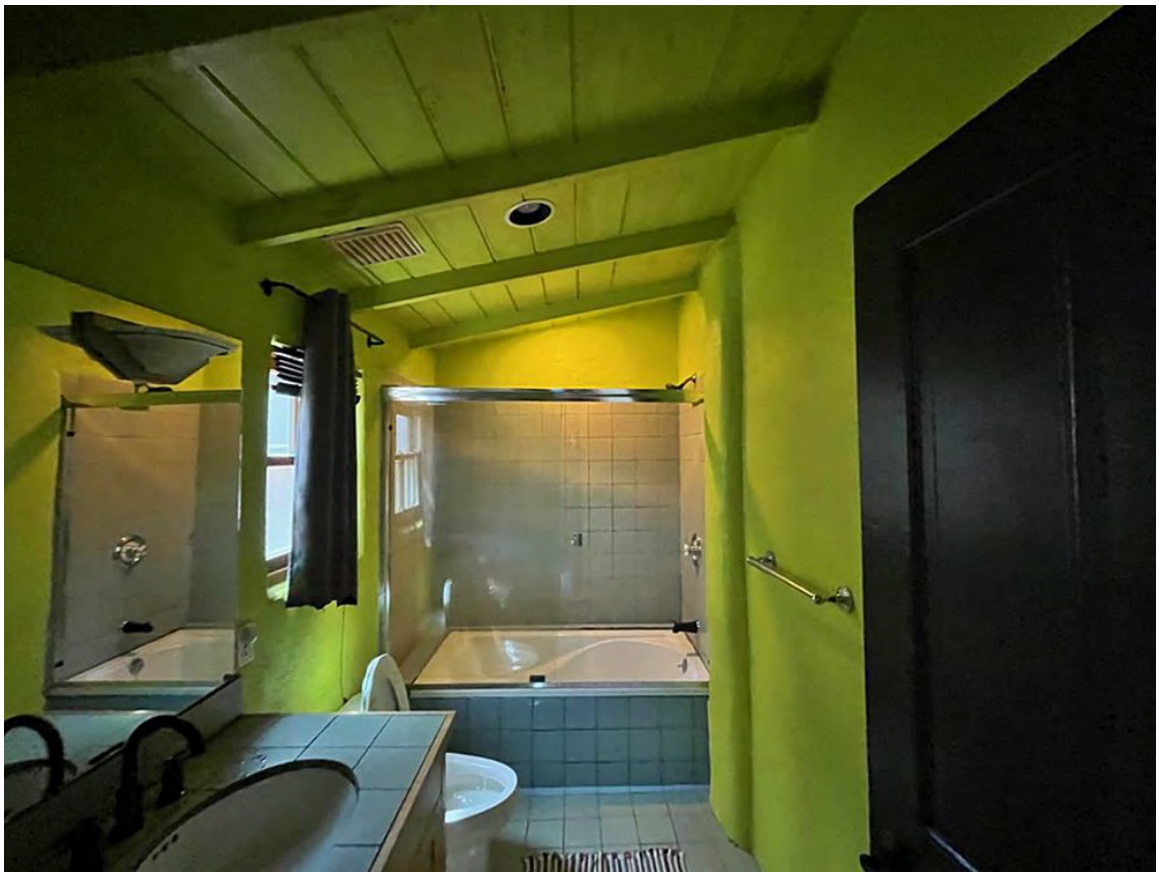

Photo 21: Primary House, interior of bathroom addition. Camera facing south.

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Photo 22: Primary House, interior of dining room. Camera facing south.

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Photo 23: Primary House, interior of second bedroom. Camera facing east.

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

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Photo 24 : Primary House, interior of kitchen. Camera facing west.

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Photo 25: Guesthouse, west elevation. Camera facing northeast.

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Photo 26: Guesthouse, south elevation. Camera facing north.

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Photo 27: Guesthouse, north elevation. Camera facing west.

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Photo 28: Guesthouse, south elevation. Camera facing south.

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Photo 29: Guesthouse, interior of main room. Camera facing north.

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Photo 30: Garage, west elevation. Camera facing east.

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Photo 31: Garage, south and east elevations. Camera facing northwest.

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Photo 32: Garage, east elevation. Window detail. Camera facing west.

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Photo 33: Garage, north elevation. Camera facing southeast.

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Photo 34: East yard/privacy wall along Camino Manzano. Camera facing southeast.

433 Calle la Paz

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW

PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 9/11/25	Property Owner of Record The John C. Gregory Revocable Trust and the Pamela S Austin Revocable Trust			
Applicant/Agent Contact	Richard Martinez, Martinez Architecture Studio PC			
Site Address	433 Calle La Paz			
Suite or Space #	Subdivision Name			
Lot #	Block #	Total Roof Area (square feet) 2,788		
Lot Coverage % 36.3	Lot Size (square feet) 7,671			
Proposed Construction Description	Add portals to Main House and Casita, replace windows and doors, add skylight.			
The following documents are required for review as applicable:	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks ✓ Proposed site plan w/ setbacks ✓ Existing & Proposed Elevations Development Plan			
Zoning District RC8	Overlay Districts Escarpment Flood Plain Other			
Proposed Setbacks	Front 52'	Rear 15'	Left Side 25'	Right Side 5'
Required Setbacks	Front 7'	Rear 15'	Left Side 5'	Right Side 5'
Proposed Height 11'-7"	Max Height 15'-9"	Parking Required 3	Provided 3	Bike Parking N/A Provided

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager. _____

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y N Setback Affidavit and Agreement		
✓ Y N Site Visibility Triangle	Y N Escarpment Slope Analysis	Y N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

Rich Martz Owner ✓ Applicant Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

X Preliminarily Reviewed	Reviewed w/ conditions	Denied
Comments/Conditions	Final development must comply with Ch. 14 of Land Development Code.	
Preliminary Zoning Review completed by Rachael Hamilton		Date 10/16/2025
Preliminary Zoning Review # 2025-0111379-PAR		

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1524 PASEO DE PERALTA —— STUDIO@MARTINEZARCH.COM

Austin-Gregory Residence
433 La Paz
September 15, 2025
Downtown/Eastside Historic District - Contributing

EXISTING CONDITIONS:
This adobe historic home, casita with small kitchen and bathroom, and garage sits between La Paz and Manzano. The house and garage were built in the 1930's. (HCPI attached) The house and garage now have Contributing Structure status. The windows and doors have had historic assessments done, also attached.

PROPOSED CONSTRUCTION:

Main house - North side:
- Replacement of two existing historic wood windows (MH-H and MH-J) with identical lite grid and double pane wood windows. See attached Exceptions for Replacement of the windows on this Primary Façade.
- Replacement of an existing non-historic wood frame window(MH-I) with a wood window identical to the replacements to the historic windows.
- Replacement of the existing portal viga posts and beams with identical viga posts and beams to remove the deteriorated and painted (to cover up the patches) wood.
- Addition of custom designed wood rail to span the side of the existing portal.
- Addition of brick steps and iron rails to the front of the existing portal.

Main house - West side:
- Replacement of two existing historic wood windows (MH-A and MH-B) with identical lite grid and double pane wood windows.
- Addition of custom designed wood rail to span the side of the existing northside portal.
- Addition of brick steps and iron rails to the front of the existing northside portal.

Main house - South side:
- Addition of a 10'-6" tall east facing portal outside the kitchen.

Main house - East side:
- Replacement of two existing historic wood windows (MH-F and MH-G) with identical lite grid and double pane wood windows.
- Replacement of an existing non-historic wood frame door(MH-#1) with a wood sliding divided lite door.
- Addition of a 10'-6" tall east facing portal outside the kitchen and basement

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cover with a stucco and wood slat cover.

Casita - North side:
- Addition of the 5′-0″ coyote fence on the Manzano side of the house.
- Addition an 11′-5″ tall west facing portal.

Casita - West side:
- Replacement of two existing windows (C-A and C-B) with divided lite grid and double pane wood windows.
- Addition of an overhang on the south facing façade of the casita.

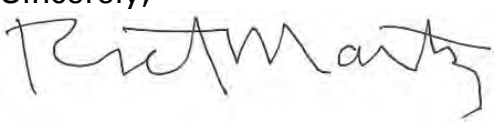
Casita - South side:
- Addition an 11′-5″ tall west facing portal.
- Addition of an overhang over the existing door and window.

Casita - East side:
- Replacement of two existing windows (C-F and C-E) with divided lite grid and double pane wood windows.
- Replacement of the existing wood slat and metal wire fencing with a 5′-0″ coyote fence on the Manzano side of the house.
- Addition of a bathroom window.

Garage - North side, West side, South side and East side:
- No changes. Only the addition of a 5′-0″ coyote fence and gate on the property line to contain trash bins. Th garage door will be refinished.

The new windows and doors will be painted to match the existing windows and doors. The new stucco will match the existing stucco. All City of Santa Fe building codes and zoning regulations will be met.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC

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Austin-Gregory Residence, 433 La Paz
September 15, 2025
Downtown/Eastside Historic District - Contributing

EXCEPTION CRITERIA
Replacement of two Historic Windows on a Primary Façade

Following are the exception criteria stated in City Code section 14.5.2(C)(5)(b), along with the Applicants' responses to each criterion as they relate to the request to remove and replace in-kind historic windows on a primary facade of the contributing single-family home. (§14.5.2(D)(5)(a)(i)): for primary facades, "historic windows shall be repaired or restored wherever possible."

Existing: Ra Patterson's Window and Door Assessment describes the windows ("Window H and Window J") as

> *"historic however there are signs of water penetration underneath the sills of the water causing structural integrity damage to the adobe. The windows need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable. … If the windows and doors are replaced must be matched to historic requirements and "like and kind" to the existing openings."*

Proposed: The proposal would replace the windows with new wood double hung units for better watertightness, airtightness, security and to protect the adobe walls. The proposed units would have the same historical lite grid pattern and same color.

(1) Do not damage the character of the district.
Response: The replacement double hung windows would match the existing in material, lite pattern and color and the appearance of the windows would not affect the character of the district compared to the existing condition. Replacement of the windows would help extend the lifespan of the building, which would benefit the district.

(2) Are required to prevent hardship to the applicant or an injury to the public welfare;
Response: The applicant desires to replace the deteriorated single-pane windows because of their single-pane construction and water infiltration.
The applicant desires to replace the windows as part of their effort to maintain the contributing home as a viable part of the historic district without changing the appearance of the primary facade. Denying the exception would preclude the applicant's efforts, to their detriment, and result in the continued deterioration of the

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walls and the windows, ultimately injuring the condition of the home and the public welfare.

(3) 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.

Response: The applicant considered retaining the windows and adding a second pane, but that is not feasible given the manner in which the window units were constructed. Adding storm windows would detract from the historic appearance of the façade and is not practical. The applicant also considered different styles of windows and decided on the proposed replacement in-kind as the preferable method of achieving their objective of enhancing the livability of the house and its lifespan while maintaining the historic appearance of the primary façade.





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433 CALLE LA PAZ
SANTA FE, NEW MEXICO

MAIN HOUSE
NORTH ELEVATION
SEPTEMBER 15, 2025





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AUSTIN - GREGORY
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

MAIN HOUSE
EAST ELEVATION
SEPTEMBER 15, 2025





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AUSTIN - GREGORY
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

MAIN HOUSE
SOUTH ELEVATION
SEPTEMBER 15, 2025





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AUSTIN - GREGORY
433 CALLE LA PAZ
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MAIN HOUSE
WEST ELEVATION
SEPTEMBER 15, 2025



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AUSTIN - GREGORY
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

CASITA
NORTH ELEVATION
SEPTEMBER 15, 2025





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CASITA
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SEPTEMBER 15, 2025



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CASITA
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SEPTEMBER 15, 2025



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CASITA
WEST ELEVATION
SEPTEMBER 15, 2025





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GARAGE
NORTH ELEVATION
SEPTEMBER 15, 2025



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GARAGE
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SEPTEMBER 15, 2025



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GARAGE
WEST ELEVATION
SEPTEMBER 15, 2025



ADDED PORTAL AT CASITA

ADDED WINDOW AT CASITA

ADDED PORTAL AT MAIN HOUSE

ADDED WOOD AWNING OVER EXISTING DOOR AND NEW WINDOW

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AERIAL
SEPTEMBER 15, 2025

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Austin-Gregory Residence
433 La Paz
September 15, 2025

Exterior Finishes

Stucco – El Rey "Buckskin"



Windows & Doors – "Colonial White"

Exterior wood posts & lintels – Wood stain



Portals & steps – Brick



RENOVATION OF 433 CALLE LA PAZ

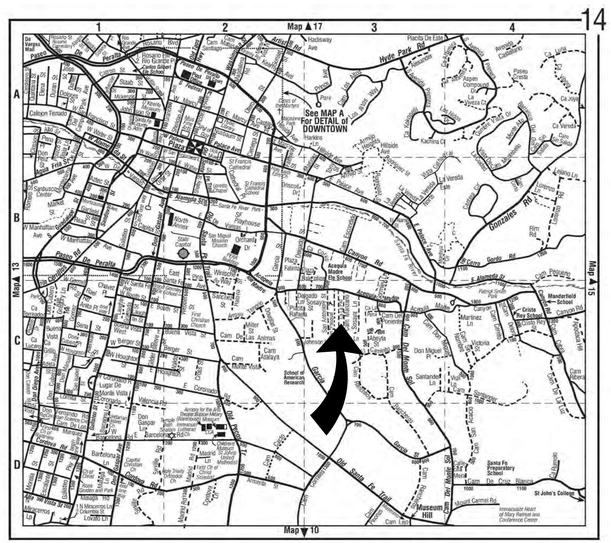
SANTA FE, NEW MEXICO

OWNERS - PAMELA AUSTIN & JOHN GREGORY

MARTINEZ ARCHITECTURE STUDIO P.C.

1524 PASEO DE PERALTA, SANTA FE

VICINITY MAP



DIRECTIONS TO SITE:

THIS PROJECT SITS IN BETWEEN CALLE LA PAZ AND CAMINO MANZANO; ~300' SOUTH OF ACEQUIA MADRE ELEMENTARY SCHOOL

35°40'45.4" N 105°55'45.9" W M3HC+P68 SANTA FE, NEW MEXICO

PROJECT DATA

SCOPE OF WORK: REPLACE DOORS & WINDOWS, ADD PORTAL TO MAIN HOUSE AND CASITA, ADD KIVA GAS FIREPLACE IN LIVING ROOM, ADD SKYLIGHTS

BUILDING TYPE: RESIDENCE

CONSTRUCTION TYPE: V-B

MAX BUILDING HEIGHT: 13'-2"
11'-5" PROPOSED

NET AREAS: EXISTING

MAIN HOUSE:	
HEATED:	1,406 S.F.
PORTAL:	189 S.F.
TOTAL ROOFED AREA:	1,595 S.F.
CASITA	
HEATED:	581 S.F.
TOTAL ROOFED AREA:	581 S.F.
GARAGE:	254 S.F.
TOTAL ROOF AREA:	254 S.F.
TOTAL EXISTING ROOFED AREA ON LOT:	2,430 S.F.

NET AREAS : PROPOSED

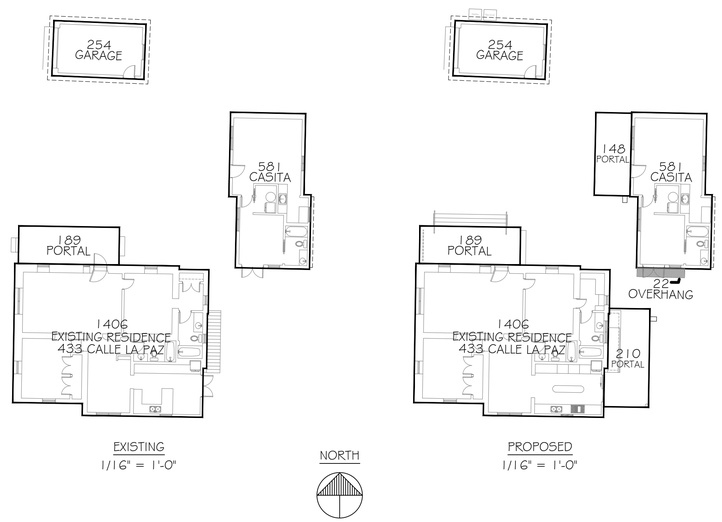
MAIN HOUSE	
PORTALS:	210 S.F.
TOTAL ADDED ROOFED AREA:	210 S.F.
CASITA	
PORTAL:	148 S.F.
TOTAL ADDED ROOFED AREA:	358 S.F.
TOTAL ADDED ROOFED AREA ON LOT:	358 S.F.
TOTAL PROPOSED ROOFED ON LOT:	2,788 S.F.

LOT AREA:	7,671
LOT COVERAGE:	EXISTING = 31.7% PROPOSED = 36.3%
UTILITY DATA:	
GAS :	NATURAL GAS
ELECTRIC :	UNDERGROUND
SEWER :	MUNICIPAL SEWER
WATER :	MUNICIPAL WATER
ZONING :	RC8
SPECIAL DISTRICTS:	DOWNTOWN AND EASTSIDE
PARKING REQUIREMENTS:	3 SPACES REQUIRED AND PROVIDED

DRAWING INDEX

A-0.1	COVER SHEET & PROJECT DATA
A-1.0	EXISTING & PROPOSED SITE PLAN
A-2.0	EXISTING & PROPOSED FLOOR PLAN - MAIN HOUSE DOOR & WINDOW SCHEDULE
A-3.0	NORTH & EAST ELEVATIONS - MAIN HOUSE
A-3.1	SOUTH & WEST ELEVATIONS - MAIN HOUSE
A-4.0	EXISTING & PROPOSED FLOOR PLAN - CASITA
A-5.0	WEST & SOUTH ELEVATIONS - CASITA
A-5.1	EAST & NORTH ELEVATIONS - CASITA
A-6.0	GARAGE - FLOOR & ELEVATIONS (NO CHANGES PROPOSED)

AREA DIAGRAM



GENERAL NOTES

1. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.

2. UNLESS NOTED OTHERWISE, ALL WORK AND MATERIALS SHALL BE PROVIDED AND INSTALLED BY THE CONTRACTOR.

3. ALL CONSTRUCTION SHALL COMPLY WITH THE MOST RECENTLY ADOPTED APPLICABLE CODES: 2021 NM COMMERCIAL BUILDING CODE (2021 IBC AS AMENDED), 2021 NM RESIDENTIAL BUILDING CODE (2021 IRC AS AMENDED), 2021 NM EXISTING BUILDING CODE (2021 IEBC AS AMENDED), 2021 NM PLUMBING CODE (2021 UPC AS AMENDED), 2021 NM MECHANICAL CODE (2021 UMC AS AMENDED), 2020 NM ELECTRICAL CODE (2020 NEC AS AMENDED), 2012 NM ELECTRICAL SAFETY CODE (2012 NESC AS AMENDED), 2021 NM EARTHEN BUILDING MATERIALS CODE, 2021 NM HISTORIC EARTHEN BUILDINGS CODE, 2009 NM NON-LOAD BEARING BALED STRAW CONSTRUCTION BUILDING CODE, 2021 NM ENERGY CONSERVATION CODE (2021 IECC AS AMENDED), 2012 NM SWIMMING POOL, SPA AND HOT TUB CODE (2012 USPSHTC AS AMENDED), 2012 NM SOLAR ENERGY CODE (2012 USEC AS AMENDED), 2021 INTERNATIONAL FIRE CODE AND CITY OF SANTA FE IFC AMENDMENTS, NEW MEXICO ADMINISTRATIVE CODE (NMAC): 14.5.1 GENERAL PROVISIONS; 14.5.2 PERMITS; 14.5.3 INSPECTIONS, 2017 ICC A117.1-2017 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES. CODE COMPLIANCE SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

4. ALL DRAWINGS ARE THE PROPERTY OF MARTINEZ ARCHITECTURE STUDIO P.C. AND MUST BE RETURNED AT THE COMPLETION OF WORK. THEY SHALL NOT BE REPRODUCED, MODIFIED OR REVISED IN ANY WAY WITHOUT THE WRITTEN CONSENT FROM, AND PROPER COMPENSATION TO THE ARCHITECT. THE ARCHITECT SHALL PROTECT HIS RIGHT AND BE REIMBURSED FOR ALL LEGAL AND COURT COST ETC., FOR ANY NECESSARY PROTECTION OF THE DRAWINGS. SUBMISSION OF THESE DRAWINGS TO ANY PUBLIC BODY FOR ANY USE DOES NOT RELEASE IN ANY WAY THE COPYRIGHT AND OWNERSHIP OF DRAWINGS/SPECIFICATIONS PROVISIONS LISTED HEREIN.

DESIGN PROFESSIONALS

ARCHITECT:
RICHARD MARTINEZ
MARTINEZ ARCHITECTURE STUDIO P.C.
P.O. BOX 925 SANTA FE, NM, 87504
(505) 989-4958

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433 CALLE LA PAZ
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NEW MEXICO

SEPTEMBER 15, 2025

COVER SHEET & PROJECT DATA

A
0.1

SET #

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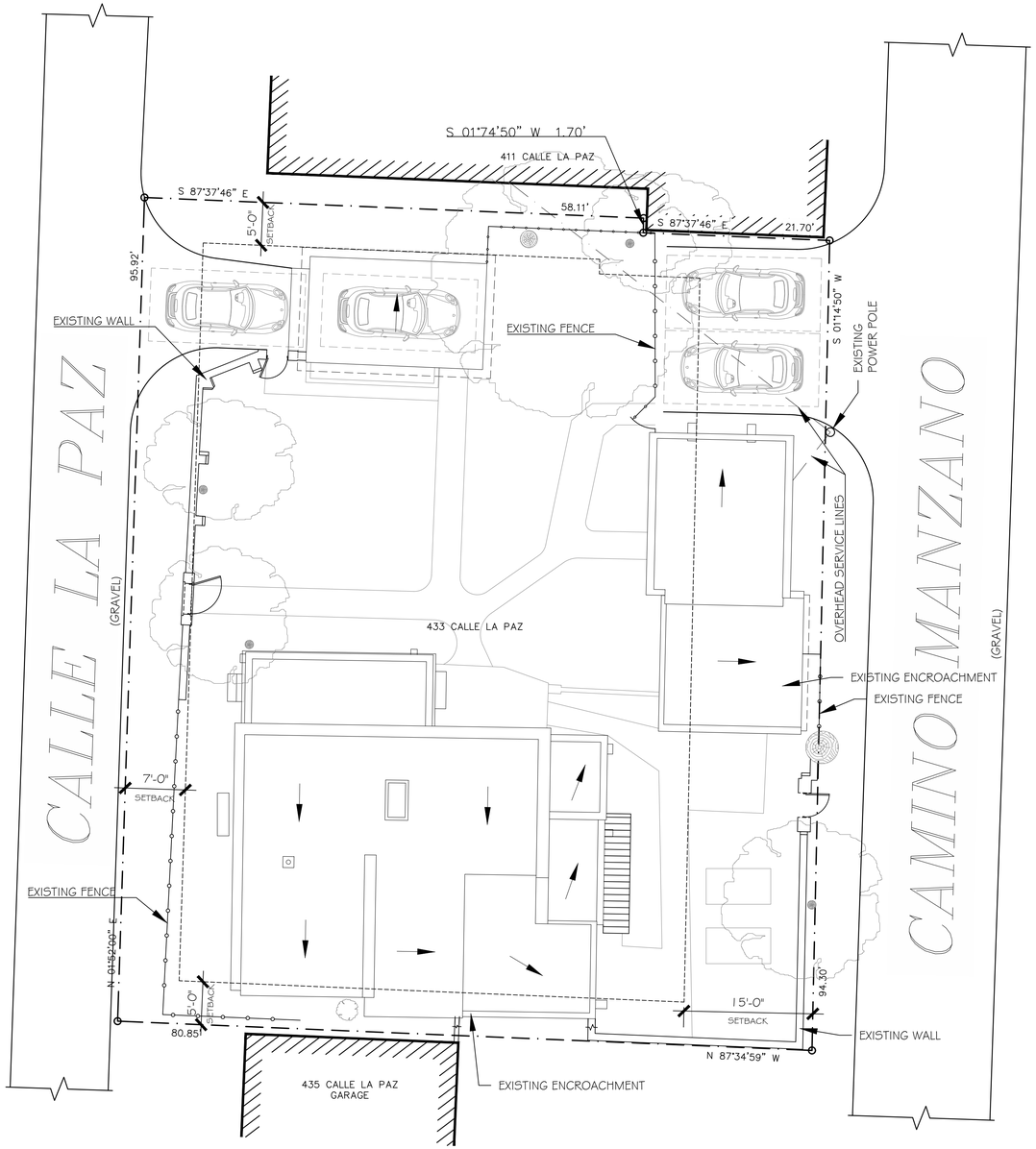
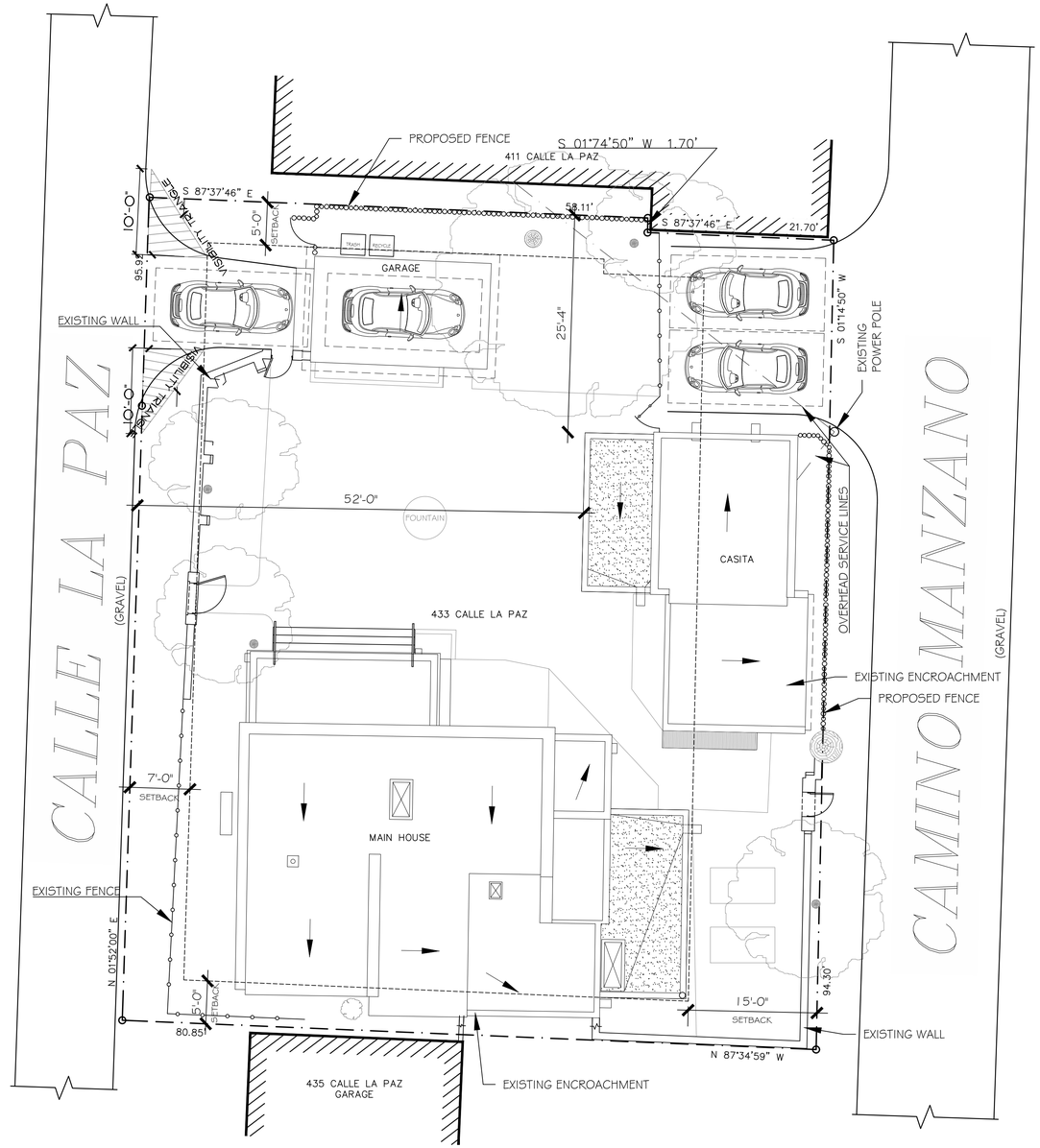


1 A-1.0 EXISTING SITE
SCALE: 1/8" = 1'-0"

NORTH



2 A-1.0 PROPOSED SITE
SCALE: 1/8" = 1'-0"

NORTH

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

0' 6' 12' 18' 36'

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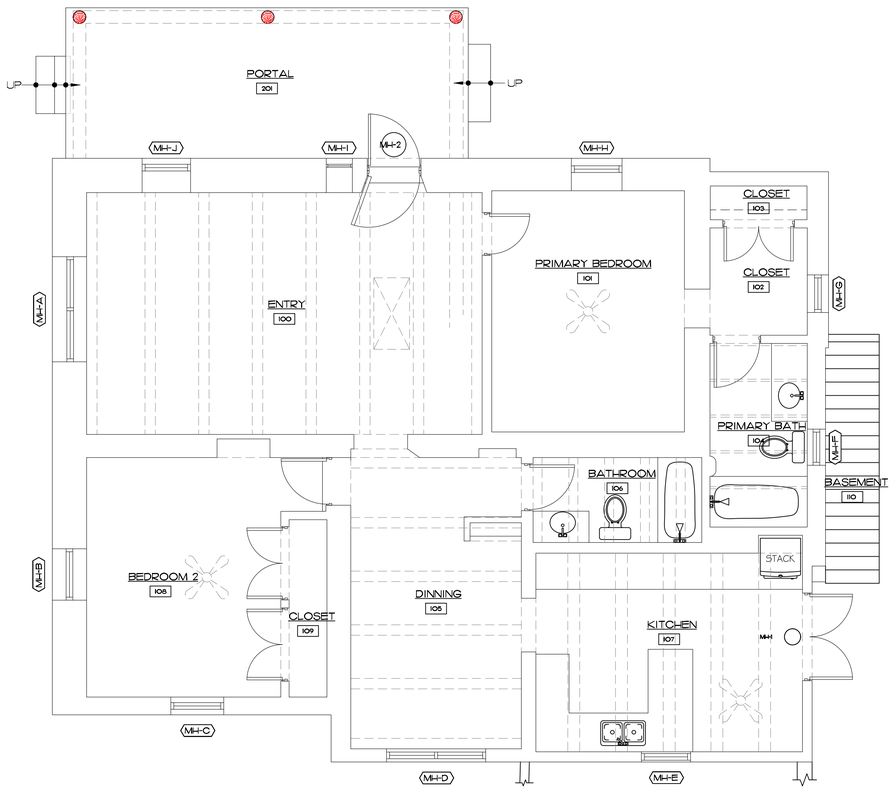
EXISTING AND PROPOSED SITE

A 1.0

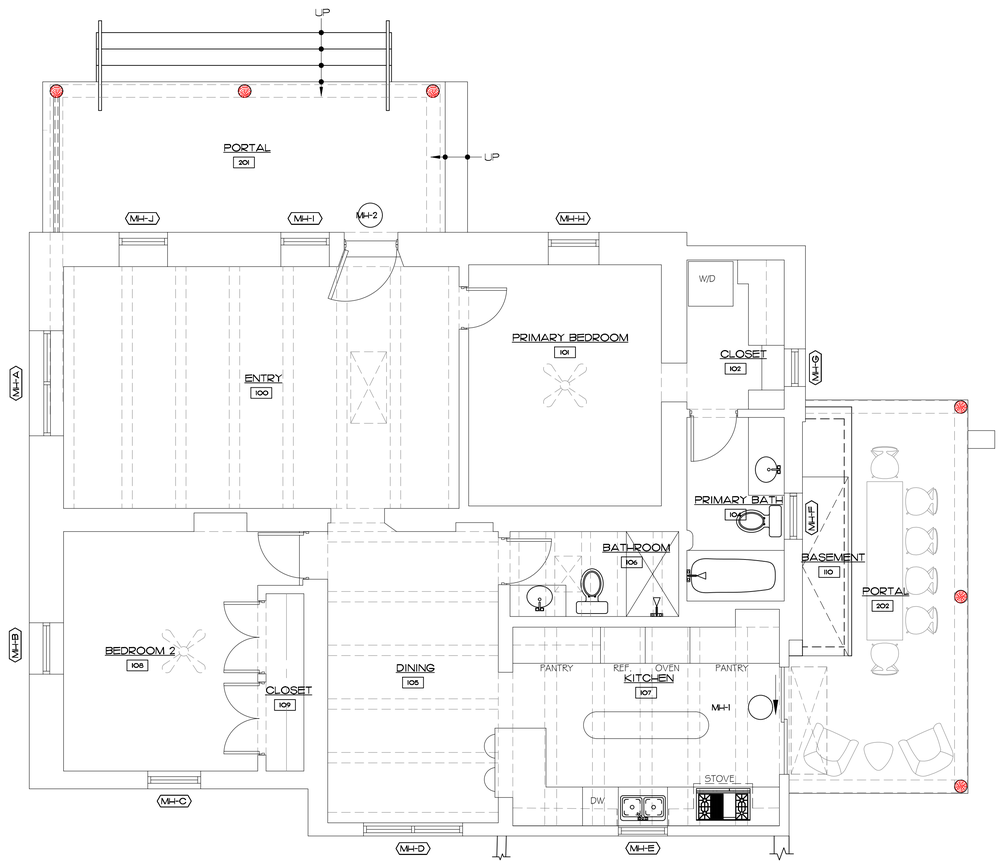
SET #

AUSTIN-GREGORY - 2509



1 A-2.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH



2 A-2.0 PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

WINDOW SCHEDULE

SYM (X)	ROOM NAME	RM #	UNIT SIZE (W X H)	TYPE	MANUFACTURER	FINISH	REMARKS
MH-A	DINING	100	6'-0"X3'-0"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-B	BEDROOM 2	108	2'-9-1/2"X5'-3"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-C	BEDROOM 2	108	3'-0"X5'-4"	DOUBLE HUNG			KEEP
MH-D	DINING	105	5'-6"X5'-0"	CASEMENT			KEEP
MH-E	KITCHEN	106	2'-4"X2'-8"	DOUBLE HUNG			KEEP
MH-F	PRIMARY BATH	104	2'-6"X3'-0"	CASEMENT	EXISTING	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-G	CLOSET	102	2'-0"X2'-7"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-H	PRIMARY BEDROOM	101	2'-4"X4'-11"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
MH-I	ENTRY	100	2'-6"X4'-0"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH MH-J
MH-J	ENTRY	100	1'-2"X4'-6"	DOUBLE HUNG	JELD-WEN	COLONIAL WHITE	REPLACE TO MATCH EXISTING
C-A	CASITA ENTRY	111	5'-0"X4'-8"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE
C-B	CASITA BEDROOM	114	5'-0"X4'-8"	CASEMENT	JELD-WEN	COLONIAL WHITE	REPLACE
C-C	CASITA CLEARSTORY	114	8'-0"X5'-0"	CASEMENT			KEEP
C-D	CASITA BEDROOM	114	2'-6"X4'-0"	DOUBLE HUNG			KEEP
C-E	CASITA LIVING	115	3'-0"X4'-0"	SLIDER	JELD-WEN	COLONIAL WHITE	REPLACE
C-F	CASITA KITCHEN	115	3'-0"X2'-6"	AWNING	JELD-WEN	COLONIAL WHITE	REPLACE
C-G	CASITA BATHROOM	115	3'-0"X2'-6"	AWNING	JELD-WEN	COLONIAL WHITE	PROPOSED
G-A	GARAGE	116	3'-6"X1'-6"	CASEMENT			KEEP

DOOR SCHEDULE

SYM (X)	ROOM NAME	RM #	LEAF SIZE	DOOR TYPE	MANUFACTURER	MODEL	FINISH	HARDWARE	REMARKS
MH-1	KITCHEN	106	6'-0"X6'-8"	GLASS SLIDING DOOR	JELD-WEN		COLONIAL WHITE		REPLACE
MH-2	LIVING RM.	105	2'-8"X6'-8"	WOOD DOOR	EXISTING		REFINISH		KEEP
C-1	CASITA ENTRY	111	2'-8"X6'-8"	WOOD DOOR	EXISTING		REFINISH		KEEP
G-1	GARAGE ENTRY	116	2'-8"X6'-8"	WOOD DOOR	EXISTING		REFINISH		KEEP
G-2	GARAGE ENTRY	116	9'-0"X7'-0"	WOOD DOOR	EXISTING		REFINISH		KEEP

NOTE: PROVIDE WEATHER STRIPPING ON ALL EXTERIOR DOORS. PROVIDE DOOR HARDWARE ON ALL DOORS TO MATCH EXISTING.

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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SEPTEMBER 15, 2025

EXISTING & PROPOSED FLOOR PLAN - MAIN HOUSE

A
2.0

SET #

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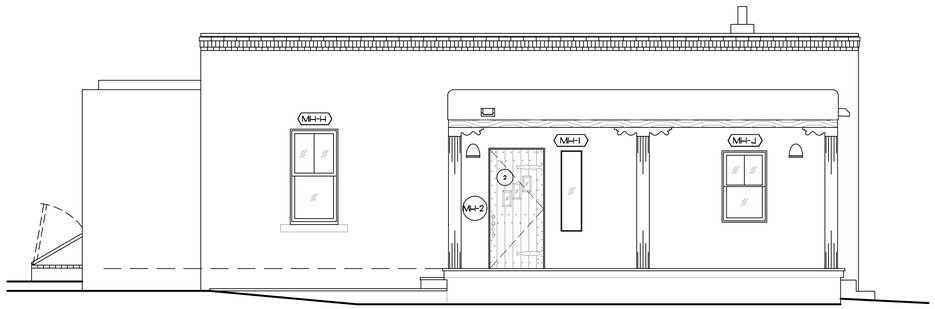
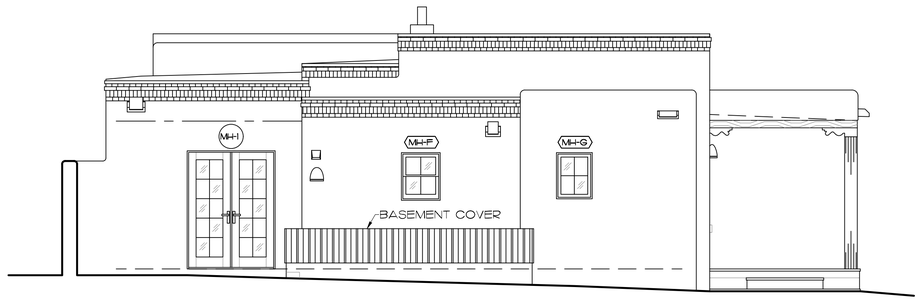


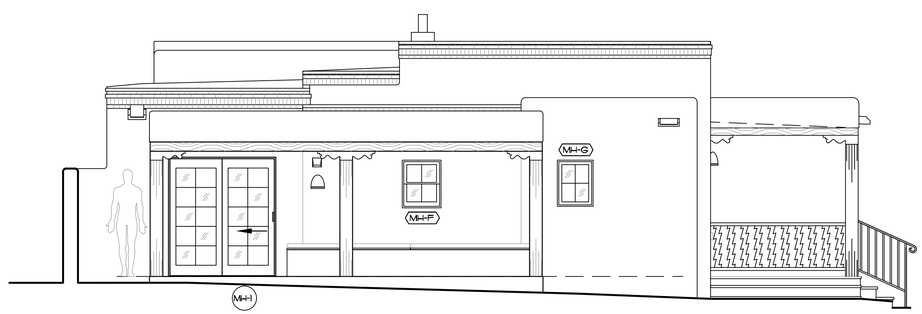
1 A-3.0 EXISITNG NORTH ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"



2 A-3.0 PROPOSED NORTH ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"



3 A-3.0 EXISTING EAST ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"



4 A-3.0 PROPOSED EAST ELEVATION - MAIN HOUSE
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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NORTH & EAST ELEVATIONS - MAIN HOUSE

A
3.0

SET #

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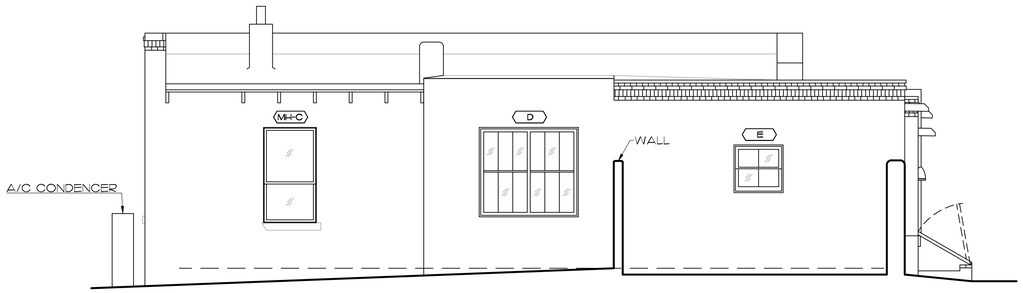
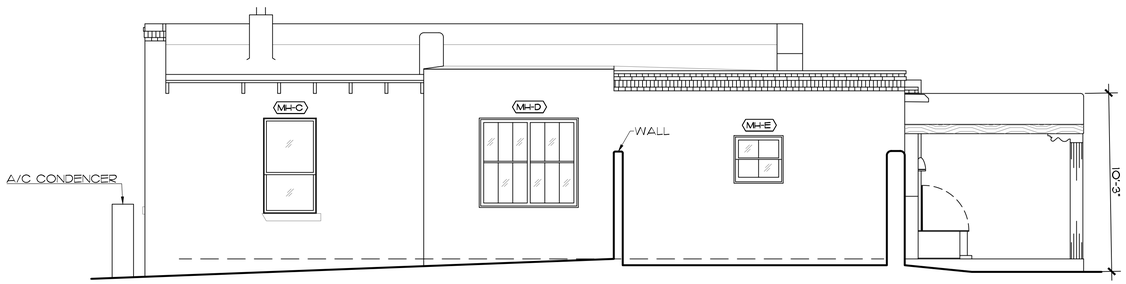
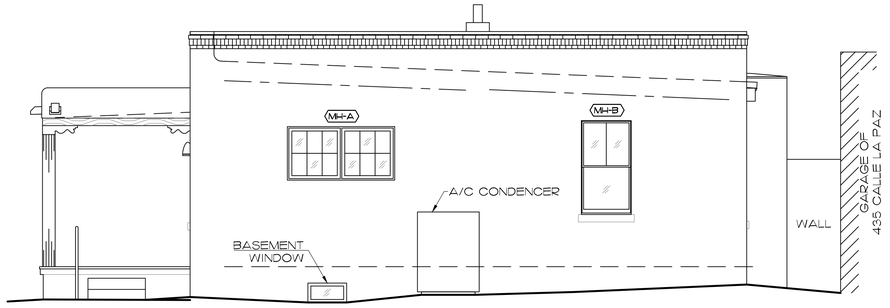


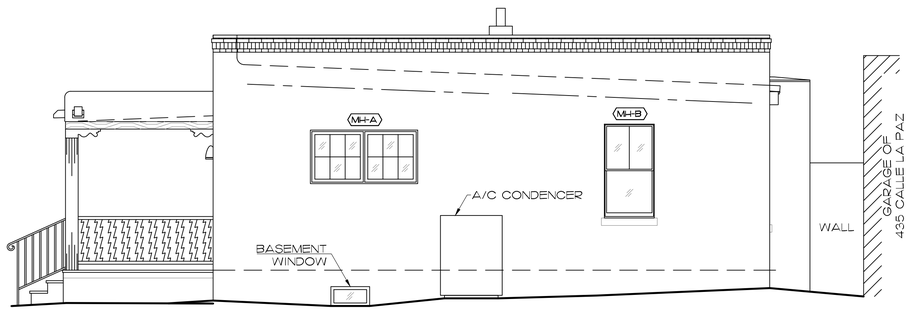
1 A-3.1 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-3.1 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



3 A-3.1 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 A-3.1 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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MAIN HOUSE - SOUTH & WEST ELEVATIONS

A
3.1

SET #

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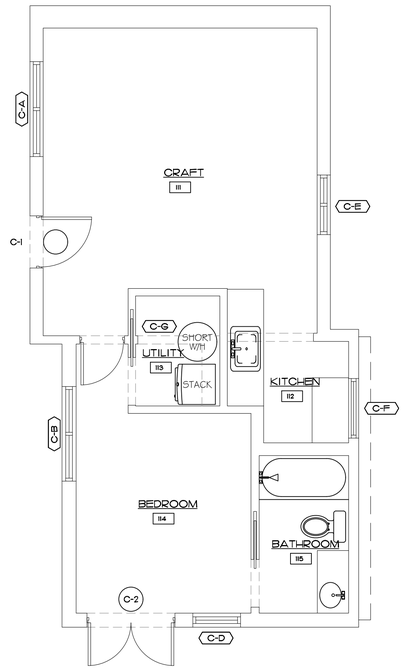
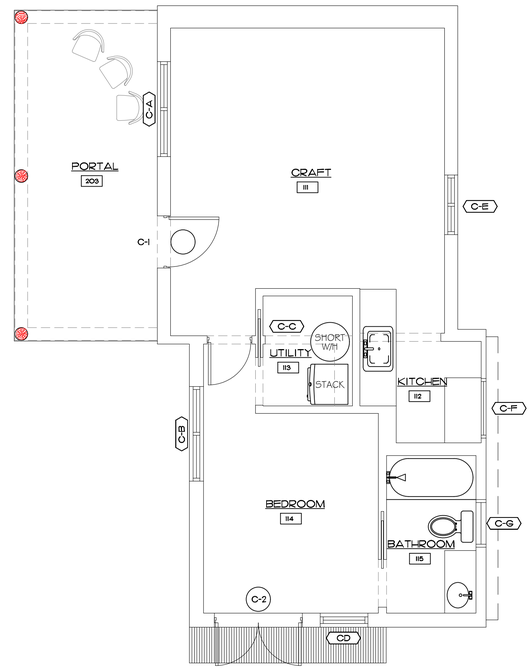


1 A-4.0 EXISTING FLOOR PLAN - CASITA

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

NORTH



2 A-4.0 PROPOSED FLOOR PLAN - CASITA

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

NORTH

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

0' 3' 6' 12' 18'

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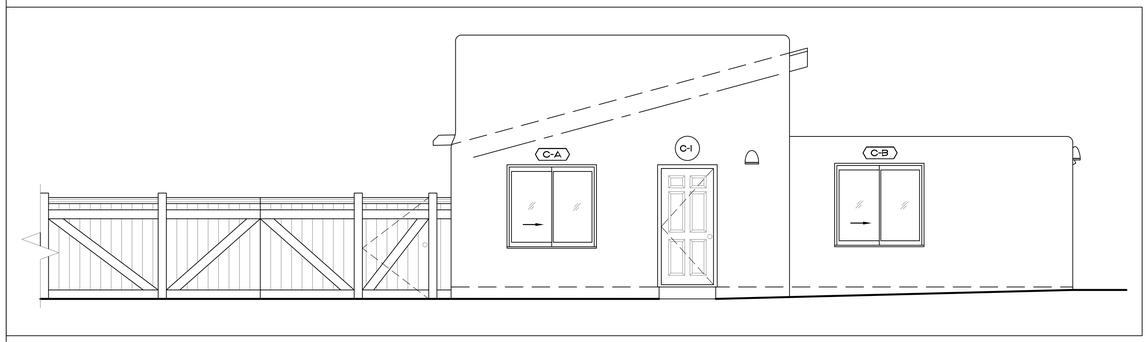
EXISTING & PROPOSED FLOOR PLAN - CASITA

A
4.0

SET #

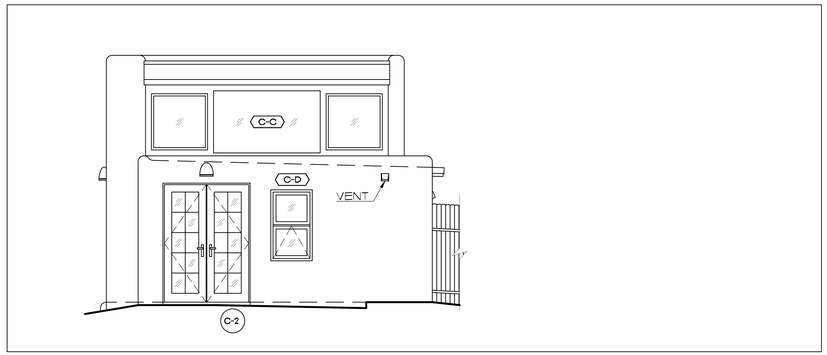
AUSTIN-GREGORY - 2509



1 A-5.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5.0 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-5.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-5.0 PROPOSED SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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CASITA - WEST & SOUTH ELEVATIONS

A
5.0

SET #

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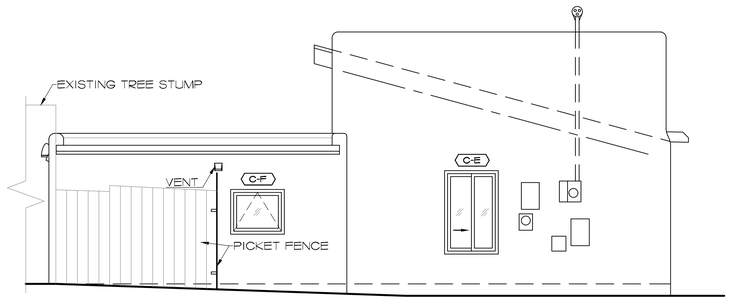
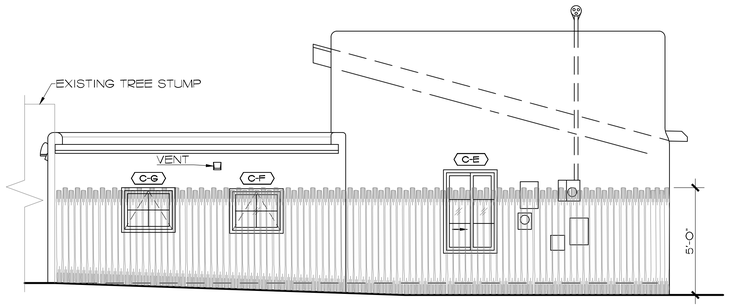
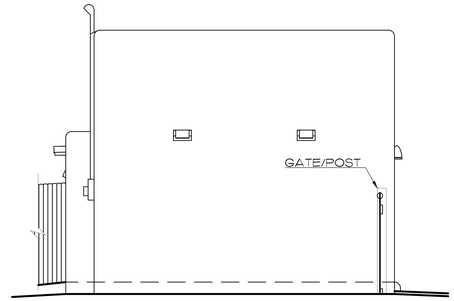


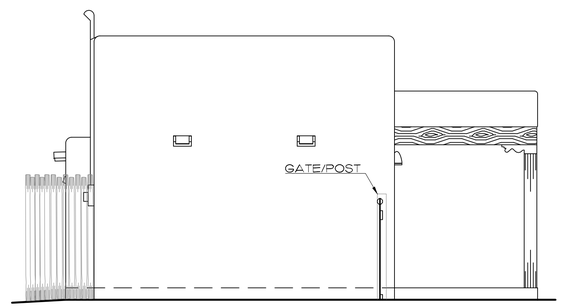
1 A-5.1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-5.1 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 A-5.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-5.1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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CASITA - EAST & NORTH ELEVATIONS

A
5.1

SET #

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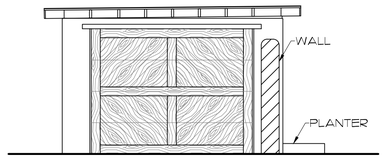
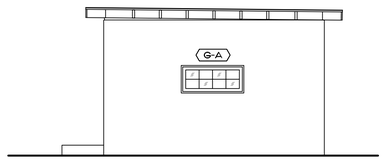
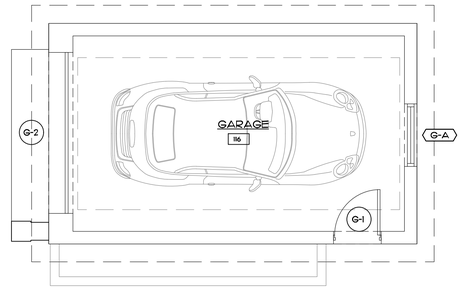


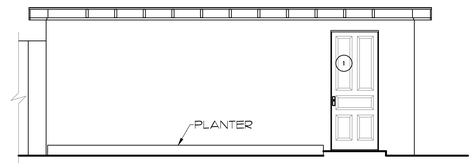
1 A-6.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



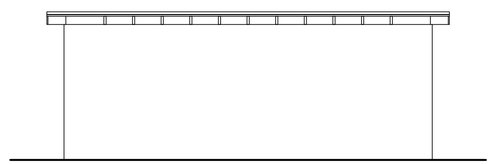
2 A-6.2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



5 A-6.0 EXISTING FLOOR PLAN
NORTH
SCALE: 1/4" = 1'-0"



3 A-6.0 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-6.0 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

MARTINEZ
ARCHITECTURE
STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

SEPTEMBER 15, 2025

GARAGE FLOOR AND ELEVATIONS - NO CHANGES PROPOSED

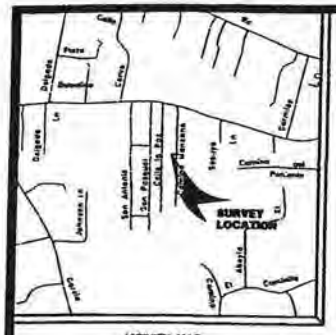
A
6.0

SET #

AUSTIN-GREGORY - 2509

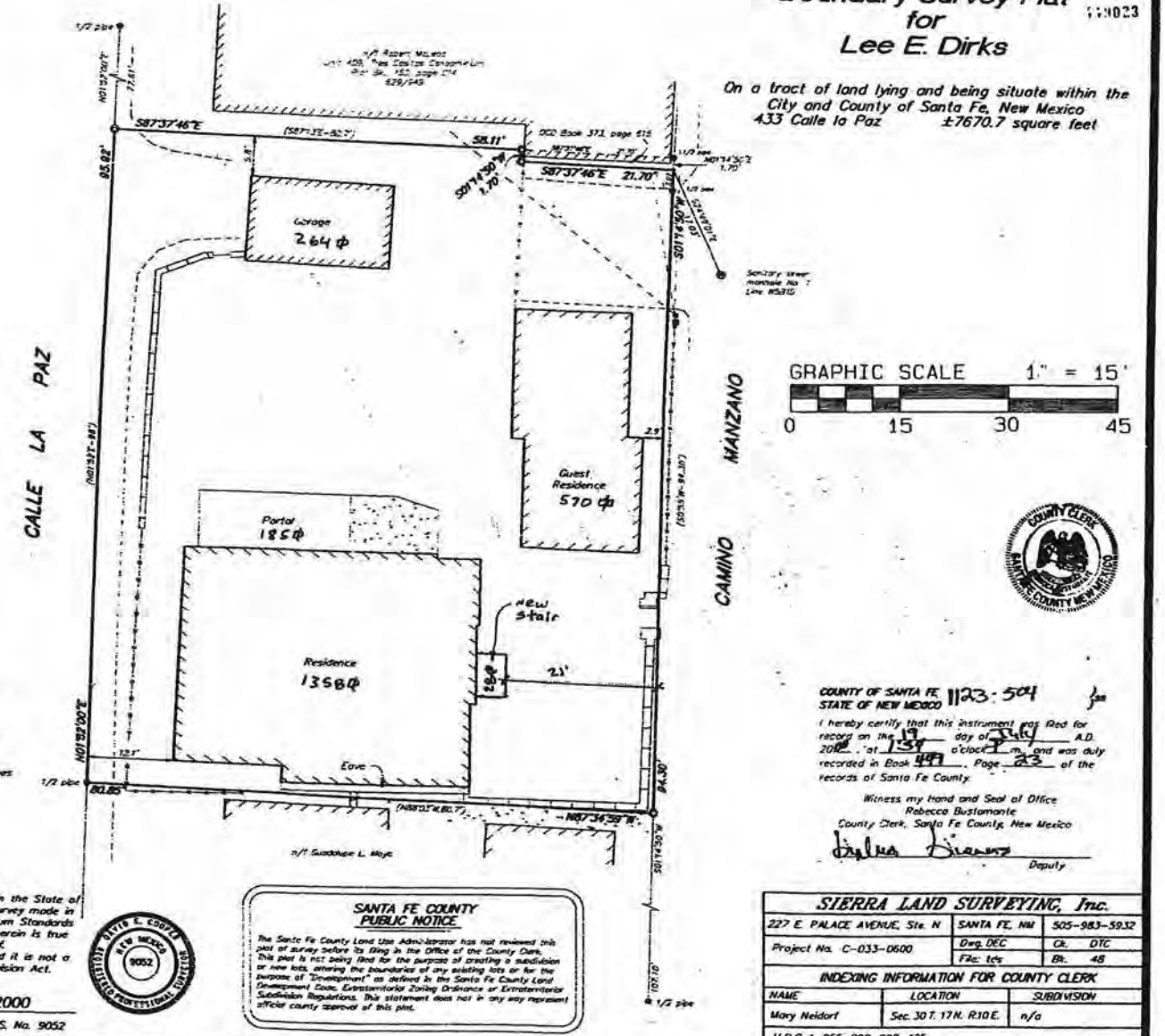
Boundary Survey Plat for Lee E. Dirks

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP





LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.

2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 350070-0005-C, Zone "C". Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.
This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

David E. Cooper — June 28, 2000
P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for 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.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE, STATE OF NEW MEXICO 1123-504
I hereby certify that this instrument was filed for record on the 13 day of July A.D. 2000, at 1:37 o'clock p.m. and was duly recorded in Book 499, Page 23 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico
Deputy

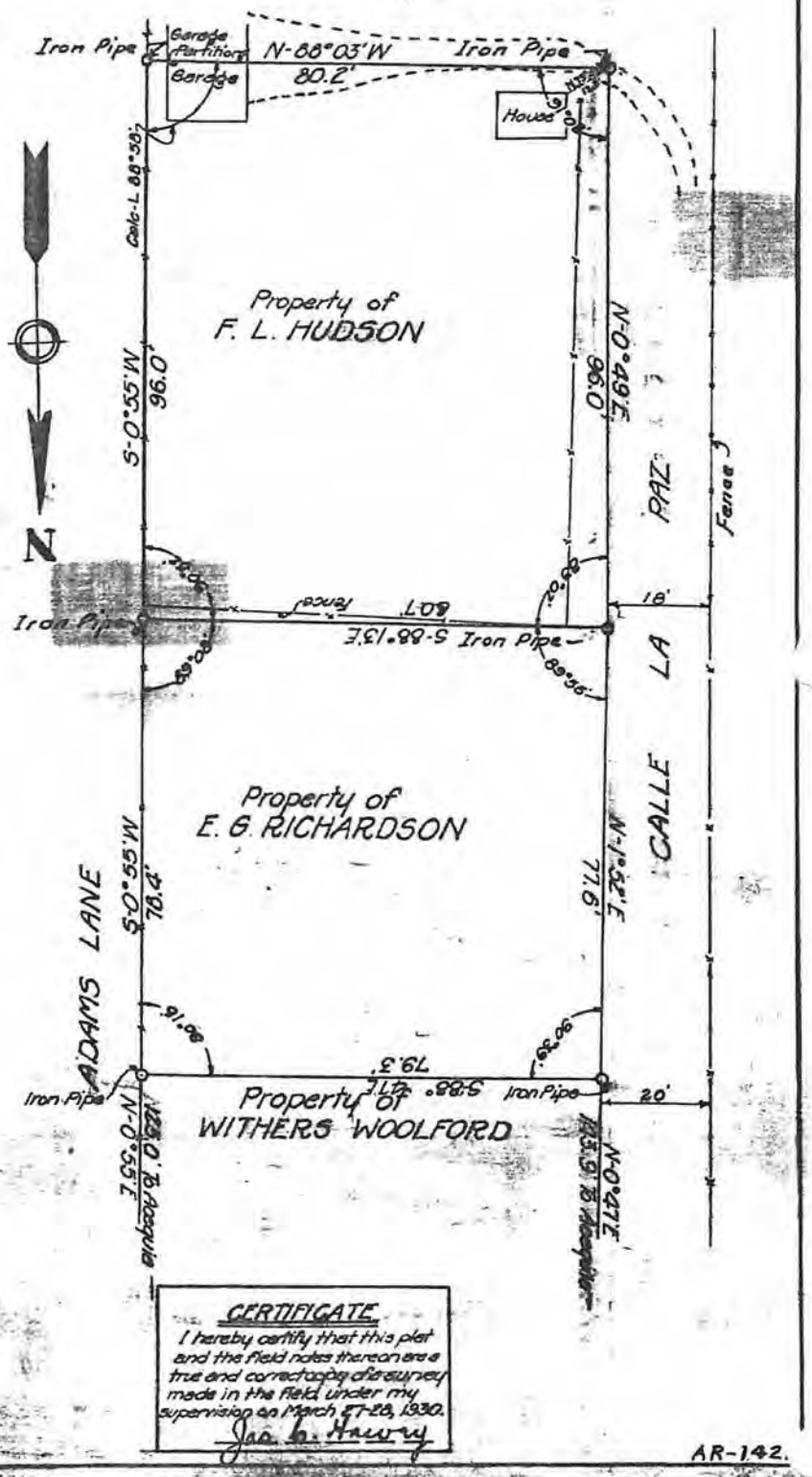
SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lots	Bk. 48

INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17 N. R10 E.	n/a

U.P.C. 1-055-098-002-425

TRACT of LAND
SURVEYED FOR
F.G. RICHARDSON
Precinct No 3, Santa Fe, N.M.
March 29, 1930. Scale 1"=20'
Jas. C. Harvey, C.E.

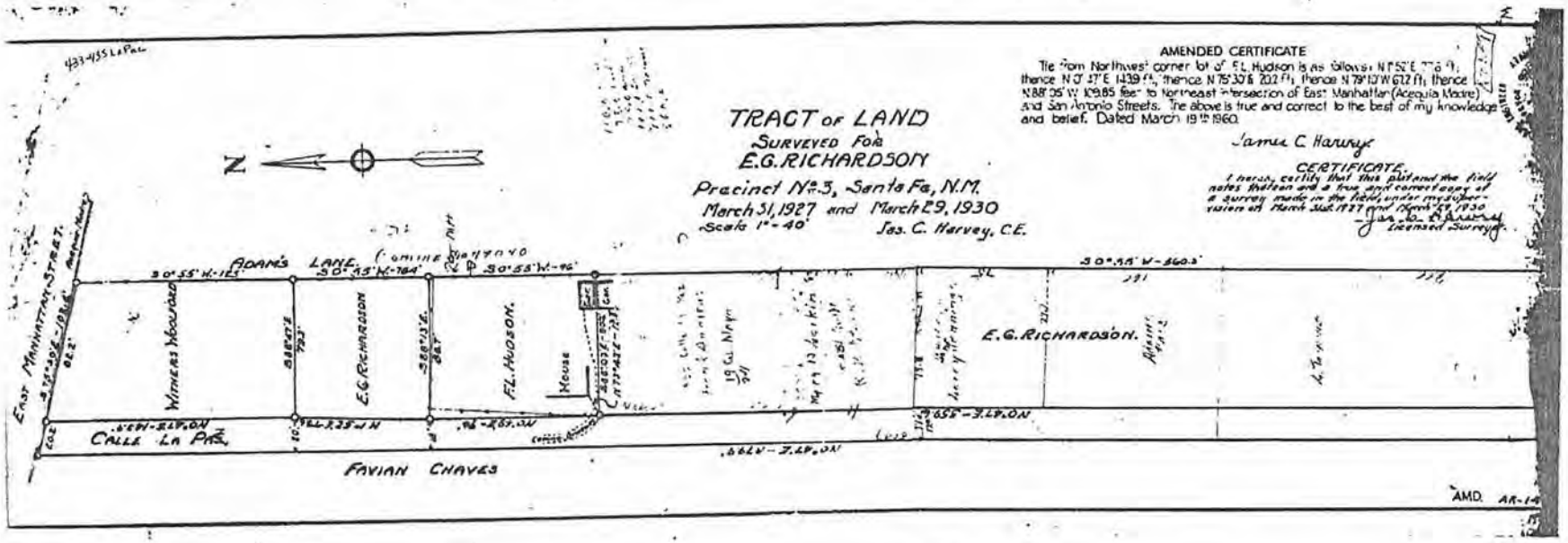


CERTIFICATE

I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field under my supervision on March 27-28, 1930.

Jas. C. Harvey

AR-142.

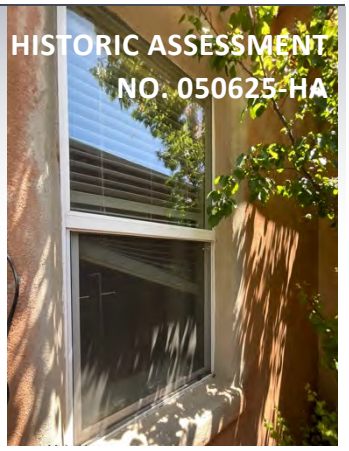

TRACT OF LAND
SURVEYED FOR
E.G. RICHARDSON
Precinct No. 3, Santa Fe, N.M.
March 31, 1927 and March 29, 1930
Scale 1" = 40'
Jas. C. Harvey, C.E.
AMENDED CERTIFICATE
Tie from Northwest corner lot of F.L. Hudson is as follows: N 1°52' E 77.6 ft; thence N 0° 47' E 143.9 ft; thence N 75°30' E 202 ft; thence N 79°10' W 67.2 ft; thence N 88°05' W 109.85 feet to Northeast intersection of East Manhattan (Acequia Madre) and San Antonio Streets. The above is true and correct to the best of my knowledge and belief. Dated March 19th 1960.
James C. Harvey
CERTIFICATE.
I hereby certify that this plat and the field notes thereon are a true and correct copy of a survey made in the field, under my supervision on March 31st 1927 and March 29, 1930
Jas. C. Harvey
Licensed Surveyor
N
ADAM'S LANE
EAST MANHATTAN STREET
WITHERS WOODWARD
E.G. RICHARDSON
F.L. HUDSON
HOUSE
E.G. RICHARDSON
CALLE LA PAZ
FAVIAN CHAVES
AMD. AR-14

RPA & Associates, LLC.

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 Martinez Architecture Studio PC
1524 Paseo de Peralta
Santa Fe, NM 87501
studio@martinezarch.com



JOB	DATE
433 CALLE LA PAZ – MAIN HOUSE, SANTA FE, NM 87505	06/05/2025

LOCATION	DESCRIPTION
WEST	
MH-A	71 x 38 FXD/FXD (TWIN 35 ½ x 38) 3W2H BARN SASH
MH-B	32 x 64 DH 2W1H/1-LT
SOUTH	
MH-C	35 ½ x 64 SH WHITE VINYL 1/1 2001
MH-D	67 x 60 (TWIN 33 x 60) WHITE CLAD/WOOD 3W1H/3W1H – POZZI 2015
MH-E	33 x 32 DH WHITE CLAD/WOOD 3W1H/3W1H – POZZI 2015
EAST	
DR # MH-1	60 x 81 OUTSWING RH DOOR WHITE CLAD/WOOD 2W5H – POZZI 2015
MH-F	26 x 32 DH WHITE CLAD/WOOD 2W1H/2W1H – POZZI 2015
MH-G	21 x 31 FXD BARN SASH STOPPED INTO A FRAME, HAS A TINT FILM APPLIED TO GLASS 2W2H – HISTORIC BUT THE SASH IS ROTTED BEYOND REPAIR OVER 60%
NORTH	
MH-H	32 x 64 DH 2W1H/1-LT
DR # MH-2	36 x 80 RH 3-LITE/PLANK – HISTORIC
MH-I	14 x 51 FXD STOPPED IN INSULATED GLASS 1-LT – 1994
MH-J	29 x 48 DH 2W1H/1-LT

In closing, my professional opinion is as follows:

Windows B & H and J are historic however there are signs of water penetration underneath the sills of the water causing structural integrity damage to the adobe. The windows would need to be removed to properly flash the openings to stop the water penetration. The window jambs are the buck in the openings. Removal of the window would destroy the jamb and cause the historic window to be non-reusable and non-restorable.

DR #2 is historic.

Window G is historic however rotted beyond 40% and non-restorable.

Windows and doors A, C, D, E, DR #1, F and I are non-historic.

If the windows and doors are replaced must be matched to historic requirements and “like and kind” to the existing openings.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

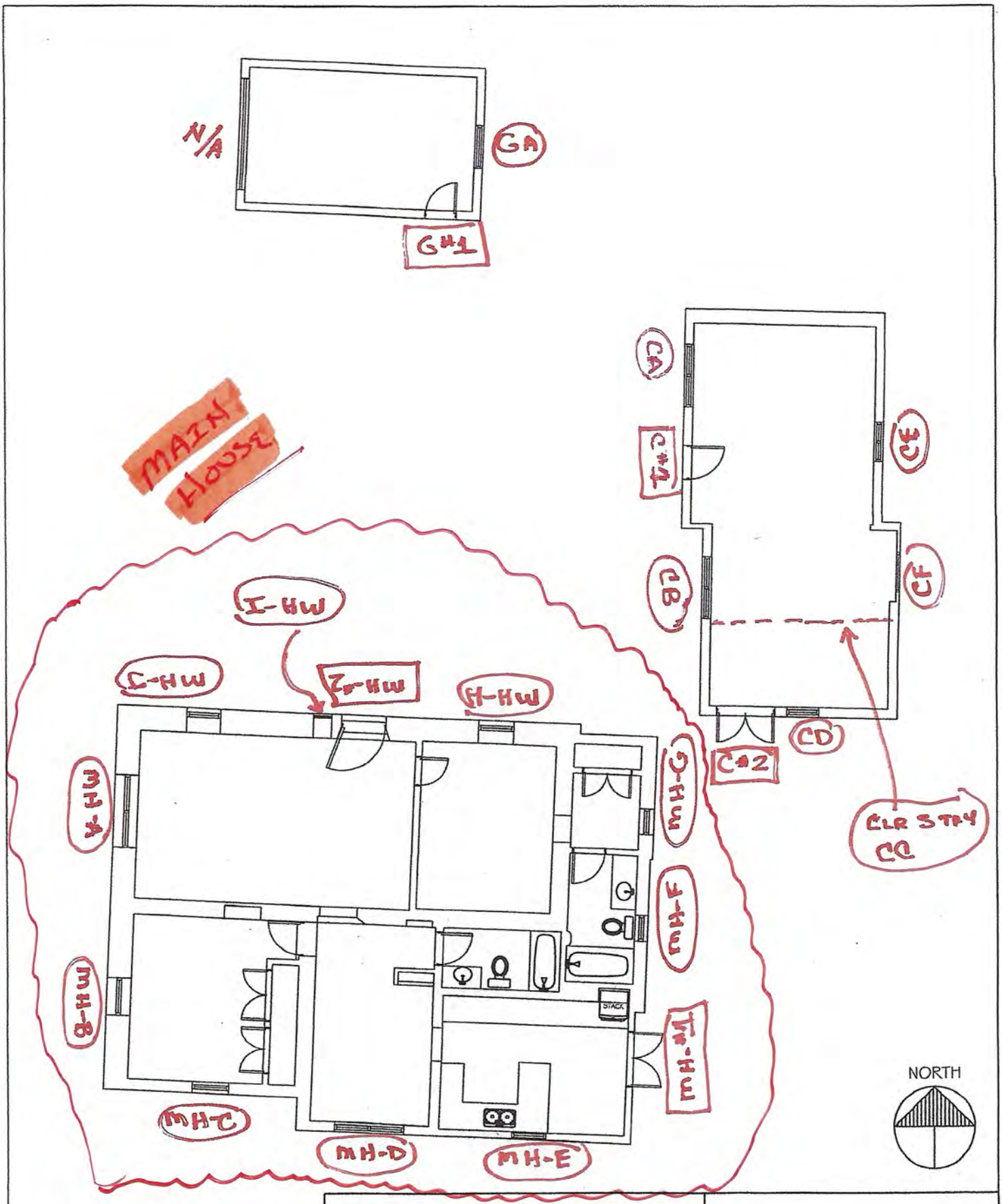
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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
MH-A	71 x 38 (TWIN 35 ½ x 38) FXD/FXD 3W2H BARN SASH	F	HISTORIC – NOT ORIGINAL, THE ORIGINAL WINDOWS WERE DOUBLE HUNGS, JAMB SHOW THAT TYPE OF CONSTRUCTION
MH-B	32 x 64 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC
MH-C	35 ½ x 64 SINGLE HUNG WHITE VINYL 1/1	S	NON-HISTORIC – 2001
MH-D	67 x 60 (TWIN 33 x 60 DH) WHITE CLAD/WOOD 3W1H/3W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
MH-E	33 x 32 DOUBLE HUNG WHITE CLAD/WOOD 3W1H/3W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
DR #MH-1	60 x 81 OUTSWING RH DOOR WHITE CLAD/WOOD 2W5H		NON-HISTORIC – POZZI MANUFACTURED 2015
MH-F	26 x 32 DOUBLE HUNG WHITE CLAD/WOOD 2W1H/2W1H	S	NON-HISTORIC – POZZI MANUFACTURED 2015
MH-G	24 x 31 FXD BARN SASH – STOPPED INTO FRAME, HAS A TINT FILM ON GLASS	U	HISTORIC – SASH IS ROTTED BEYOND REPAIR OVER 60%
MH-H	32 x 64 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC
DR # MH-2	36 x 80 RH 3-LITE PLANK INSWING DOOR ALL WOOD	S	HISTORIC
MH-I	14 x 51 FXD STOPPED WITH INSULATED GLASS	S	NON-HISTORIC – INSULATED GLASS WITH 1994 QUARTER ROUND STOP 1994
MH-J	29 x 48 DOUBLE HUNG 2W1H/1-LT	F	HISTORIC

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"



Main House
Window
MH-A



Main House
Window
MH-B

Main House
Window
MH-C

Main House
Window
MH-D

Main House
Window
MH-E

Main House
Door
MH-#1

Main House
Window
MH-F

Main House
Window
MH-G

Main House
Window
MH-H

Main House
Door
MH-#2

Main House
Window
MH-I

Main House
Window
MH-J




433 Calle La Paz
Main House
West Elevation

433 Calle La Paz
Main House
South Elevation


433 Calle La Paz
Main House
South Elevation

433 Calle La Paz
Main House
North
Elevation

433 Calle La Paz
Main House
South Elevation

433 Calle La Paz
Main House
West Elevation

433 Calle La Paz
Main House
East Elevation



RPA & Associates, LLC.

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 Martinez Architecture Studio PC
1524 Paseo de Peralta
Santa Fe, NM, 87501
studio@martinezarch.com



JOB	DATE
433 CALLE LA PAZ – CASITA, SANTA FE, NM 87501	06/05/2025

LOCATION	DESCRIPTION
WEST	
CA	60 x 46 HS MARVIN 1987
DR #C1	36 x 80 LH INSWING FIBER GLASS DOOR THERMA TRU 1993
CB	60 x 46 HS MARVIN 1987
SOUTH	
DR #C2	60 x 81 RH OUTSWING DOOR WHITE CLAD/WOOD 2W5H – POZZI 2015
CC	32 x 28 AWNING/96 x 48 FXD IG/32 x 28 AWNING MARVIN 1998
CD	28 x 48 FXD/AWNING 1-LT MARVIN 1987
EAST	
CE	36 x 46 HS 1-LT MARVIN 1987
CF	36 x 30 AWNING 1-LT MARVIN 1987

In closing, my professional opinion is as follows:

All the windows and doors of the casita are non-historic (1987 – 2015) with no historical significance.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

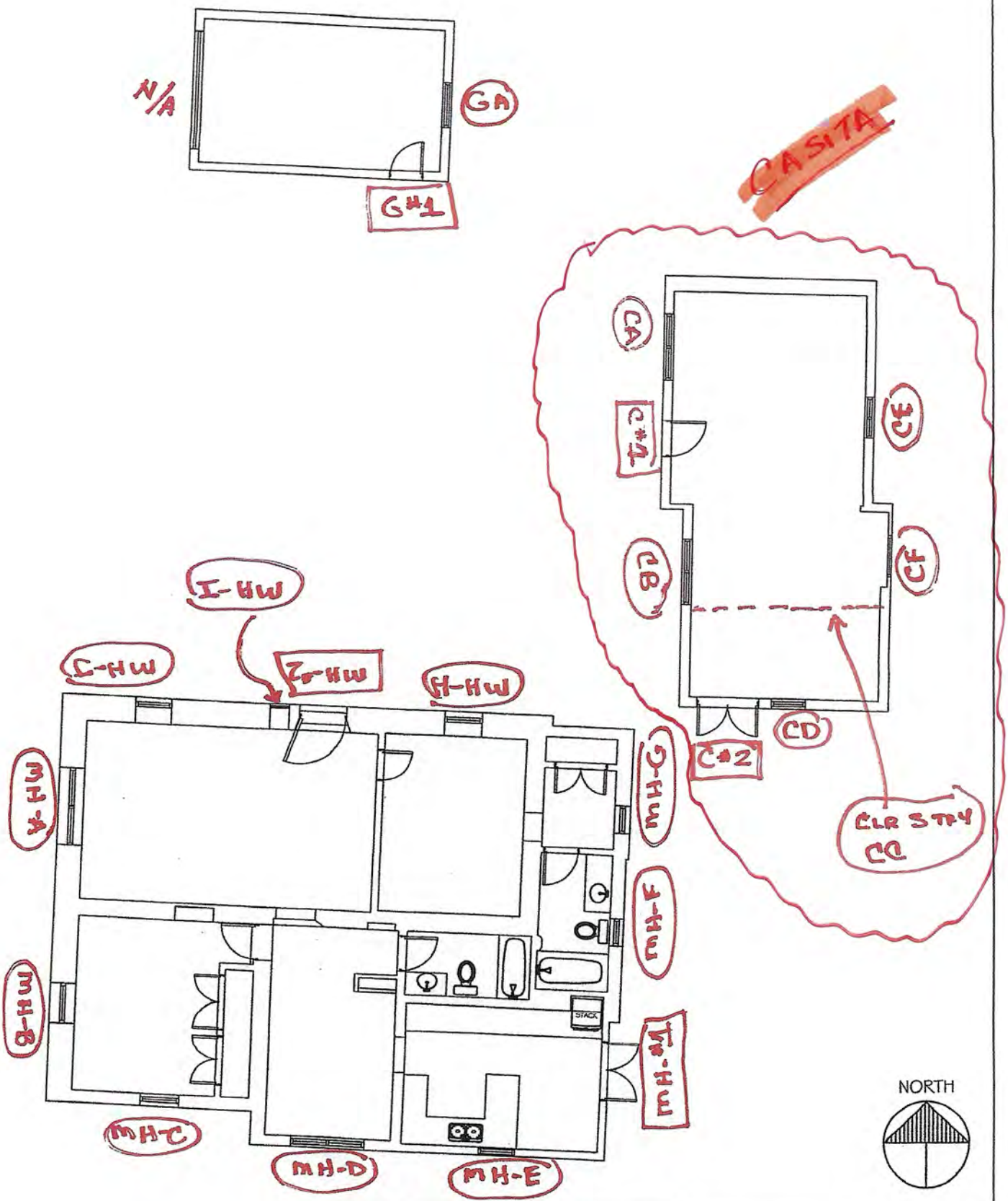
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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
CA	60 x 46 HS	F	NON-HISTORIC – MARVIN 1987
DR# C1	36 x 80 LH INSWING 6-PANEL FIBER GLASS DOOR	S	NON-HISTORIC – THERMA TRU 2015
CB	60 x 46 HS	F	NON-HISTORIC – MARVIN 1987
DR #C2	60 x 81 RH OUTSWING WHITE ALUMINUM CLAD/WOOD DOOR 2W5H	S	NON-HISTORIC – POZZI 2015
CC	32 x 28 AWNING/96 x 33/32 x 28 AWNING	F	NON-HISTORIC – MARVIN 1987
CD	28 x 48 FXD/AWNING	S	NON-HISTORIC – MARVIN 1987
CE	36 x 46 HORIZONTAL SLIDER 1-LT	S	NON-HISTORIC – MARVIN 1987
CF	36 x 30 AWNING 1-LT	S	NON-HISTORIC – MARVIN 1987

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"

Casita
Window
CA

Text

Casita
Door
C#1

Casita
Window
CB

Casita
Door
C2

Casita
Window
Clr Stry
CC

Casita
Window
CD

Casita
Window
CE

Casita
Window
CF

433 Calle La Paz
Casita
West Elevation

433 Calle La Paz
Casita
South Elevation

433 Calle La Paz East Elevation

433 Calle La Paz
Casita
East
Elevation



433 Calle La Paz
Casita
South Elevation
Clr Stry

RPA & Associates, LLC.

PRESERVING OUR HISTORY

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505-379-7900
rpahistoric@gmail.com

TO Martinez Architecture Studio PC
1524 Paseo de Peralta
Santa Fe, NM, 87501
studio@martinezarch.com

HISTORIC ASSESSMENT
NO. 050625_G-HA



JOB	DATE
433 CALLE LA PAZ – GARAGE, SANTA FE, NM 87501	06/05/2025

LOCATION	DESCRIPTION
SOUTH	
DR G#1	32 x 81 RH 5-PANEL INSWING 1 ¼ INTERIOR DOOR 4 VERTICAL/HORIZONTAL
EAST	
GA	42 x 18 FXD BARN SASH 4W2H CASEMENT TURNED ON ITS SIDE LEFT SIDE STILL OSV IS ACTUALLY THE LARGER BOTTOM RAIL OF A CASEMENT

In closing, my professional opinion is as follows:

Both the door and window are non-historic and they are from another project or site.

The door is a Simpson of the era of 1990 and the window sash is a barn sash purchased from a local lumber yard/hardware and installed horizontal put in is truly a vertical sash. This window and door have no historical value to them.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: *Ra N. Patterson*

RPA & ASSOCIATES, LLC | 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.
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	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
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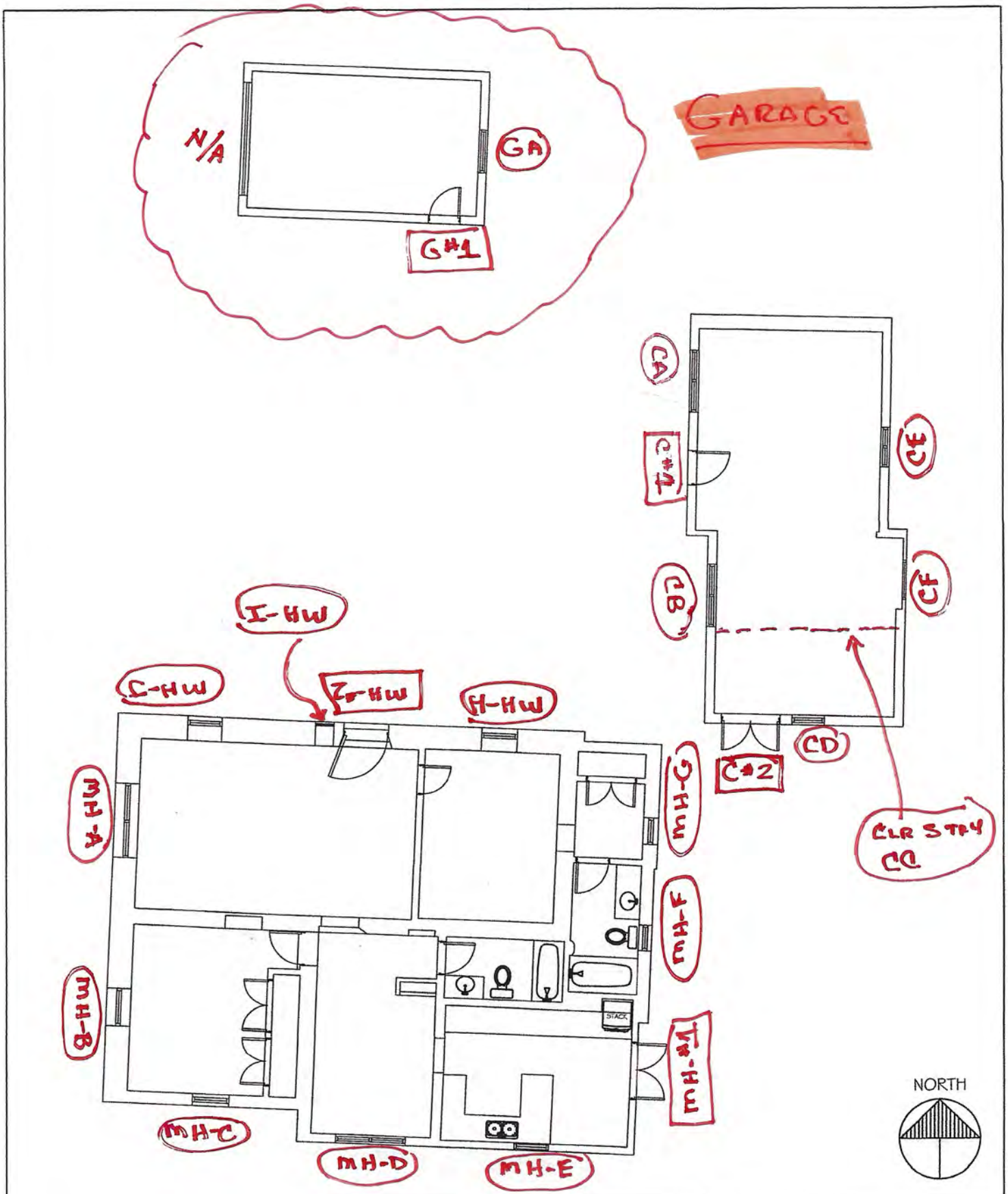
	PUTTY GLAZING MOSTLY MISSING. ALL SASHES, FRAMES, AND CASING MEMBERS HAVE MORE THAN 30% - 40%
	DETERIORATION, BEYOND REPAIR.

NOTES:

LABEL	WINDOW & DOOR DESCRIPTION	CONDITION & INTEGRITY CODE	HISTORIC/NON-HISTORIC - AGE
DR G#1	32 x 81 RH 5-PANEL 1 ¼ THICK INTERIOR DOOR INSTALLED INTO AN EXTERIOR FRAME	F	NON-HISTORIC – NOT AN EXTERIOR DOOR, THE DOOR IS NOT OLDER THAN 50 YEARS, WITH NO EXPLANATION OF HOW IT BECAME AN EXTERIOR DOOR
GA	42 x 18 FXD CASEMENT BARN SASH 4W2H THIS VERTICAL CASEMENT SASH WAS INSTALLED AS AN AWNING HORIZONTALLY	U	NON-HISTORIC – A SASH STOPPED INTO THE STUCCO 1987

NOTES:



AUSTIN-GREGORY
RENOVATION
433 CALLE LA PAZ,
SANTA FE, NEW MEXICO

MAY 28, 2025
SCALE: 3/32" = 1'-0"

Garage
Door
G#1

Garage
1990s Hinges
G#1


Garage
Window
GA

433 Calle La Paz
Garage
South Elevation

Showing
P
“Pozzio”
Window Lock

Text

Public Comment:
There were no public comments offered.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

City of Santa Fe

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

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

CASE NUMBER: 2025-010839--HDRB

PROJECT TYPE: Historic Status Review

LOCATION: 433 CALLE LA PAZ
Santa Fe, NM 87505

CONTACTS:

Applicant	M A R T I N E Z P.O. BOX 925 ARCHITECTURE STUDIO
Property Owner	Pamela S Austin
Property Owner	John C Gregory

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on your request at their hearing on Aug 12, 2025. The decision of the Board was to maintained the main residential structure's contributing status and designated the north (R1) as the primary facade excluding the portal which appears to be new based on the HCPI that refers to non-weathered wood and a new flooring and decking, the sidelite window which per the HCPI is likely not original, and excluding the eastern addition wall which has no coping unlike the rest of the house, designated the garage as contributing with the west (G4) as the primary facade, and designated the guesthouse and yard walls as non-contributing due to their age.

For further information please call 505-955-6605.

Sincerely,

Lani McCulley

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

City of Santa Fe, New Mexico

memo

DATE: August 12, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

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

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other**: [previous case documents]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [2025 HCPI, window assessments]

STAFF RECOMMENDATION:

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

Sample motions:

Four motions will be required in this case. One motion is required for the designation of the main residence and assignment of primary facade(s), one is required for the designation of the garage and assignment of primary facade(s), one is required for the designation of the casita, and one required for the yard walls.

a. In case 2025-010839-HDRB, for 433 Calle la Paz, retain the main residence as contributing and designate facades (R1-R6) as primary façade(s).
b. In case 2025-010839-HDRB, for 433 Calle la Paz, downgrade the main residence to non-contributing.
c. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the casita as non-contributing due to age, with the understanding that the status could be reviewed for an upgrade in status at a later date.
d. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the garage as contributing and designate the (north G1, east G2, south G3, and/or west G4) façades as the primary façade(s).
e. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the garage as non-contributing.
f. In case 2025-010839-HDRB, for 433 Calle la Paz, designate the yard walls on Calle la Paz and Camino Manzano as non-contributing due to age, with the understanding that the status could be reviewed for an upgrade in status at a later date.

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1).

BACKGROUND & SUMMARY:

Streetscape:
The area that consists of Calle La Paz was an apple orchard in the 1920s. The properties in the area were developed with larger lots, heterogeneous designs, and houses that, for the most part, do not face the street. The addresses were Acequia Madre until 1938, when they were changed to Calle la Paz and Camino Manzano. Calle la Paz is a dirt road lined with yard walls and wood and wire fencing ranging from three feet to six feet in height at the edge of the road. The houses are set back from the road, from five to ten feet on average. Most of the streetscape is Spanish Pueblo Revival Style, and a few territorial style homes. Of the eight properties on the street, only two have free-standing street-facing garages. All of the properties back up along Camino Manzano. Camino Manzano is also a dirt road lined with yard walls and wood fencing. However, the street also has several structures that sit at the side of the road with no setbacks. The view of the properties on Calle la Paz from the Camino Manzano side consists of the rear of homes and backyard walls, fences, and gates.

This area, which includes Sosaya Lane and San Antonio Street, represents the first suburban-style development in the Eastside. Consistent setbacks, lot sizes, and relationship to the street are defining features of early suburbs that were woven into the historic context. Previously the urban design was more defined by access to acequias and long, narrow lots to provide space for orchards or agriculture.



Figure 1: Site Location

Property:
The 0.16-acre lot at 433 Calle la Paz was originally owned by Frank Hudson until 1960, when it became a rental unit. It was leased by Robert Neidorf when he purchased it in 1972. While Mr. Neidorf passed in 1988, his wife remained in the home until 2000, when she sold it to Lee Dirks. Mr. Dirks recently sold the property to its current owner. The property contains a main residence, a guest house, and a freestanding single vehicle garage with yard walls along each street and some wood fencing.

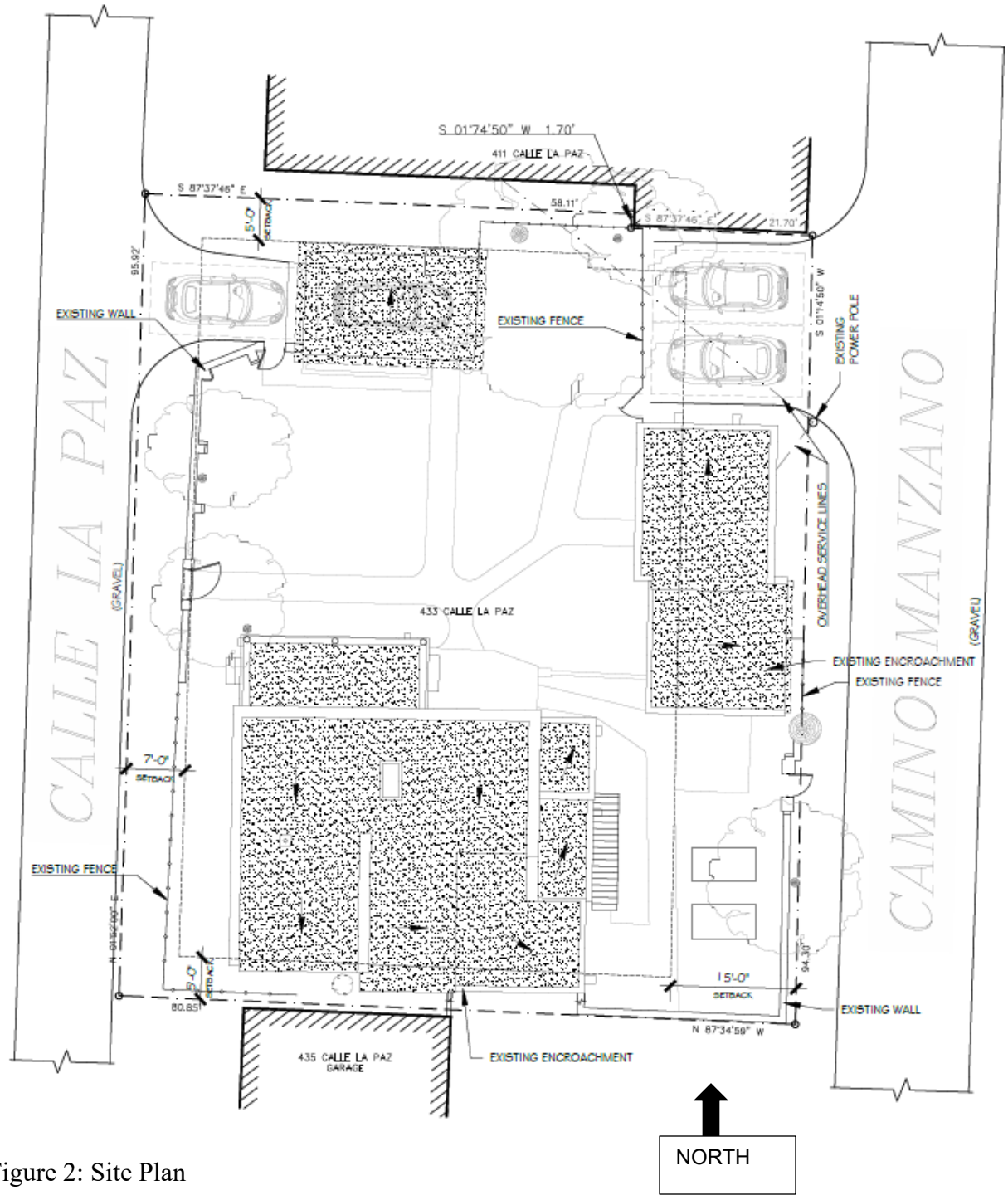


Figure 2: Site Plan

Buildings:



Figure 2: Main Residence

The 1,358 square foot single-family residence at 433 Calle la Paz is listed as contributing to the Downtown and Eastside Historic District. The original portion of the home was constructed in adobe sometime between 1912 and 1930, with four subsequent additions, all of which were constructed before 1970. The residence is a vernacular interpretation of Territorial Style with Pueblo Revival influence in the additions to the historic footprint. The roof heights vary, with most having a brick cornice, which was installed in 2001. The main entrance of the residence faces north and is covered by a portal that is off-center from the elevation due to one of the additions. The recent brick floor of the portal is several feet above ground level, and the roof is supported by wood posts set on concrete pier blocks. The residence retains its original fenestrations with mostly two-over-one wood windows, except one six-over-one wood-clad and one one-over-one vinyl window. The doors are wood, except for one metal door. The residence is stuccoed in cement stucco in "buckskin". Character-defining elements of the main residence include the original core, original fenestration openings fitted with two-over-one wood windows, and the brick cornice.

The applicant provided a window assessment of the windows and doors throughout the residence. There is a combination of historic and non-historic windows and doors in various stages of wear.


Figure 3: Casita

The 564 square foot casita is listed as non-contributing to the historic district. It was constructed in the early 1980s with frame construction that seems to encompass an older structure on its south end. The casita is a vernacular style with a passive solar design consisting of south-facing clerestory windows and interior brick floors. The main entrance faces west and has a metal panel door and sash windows. The south houses French doors and a sash window, and the upper level has the clerestory windows. The east façade contains wood windows, and the north façade has no openings. According to the window assessment, all windows are non-historic from 1987 to 2015.


Figure 4: Garage

The 264 square foot west-facing garage was constructed before 1958 of hollow clay tile blocks in a Spanish Pueblo Revival style. The roof has been modified with a flat roof with plywood overhang. The vehicle door is a double chevron wood overhead door in a natural color with blue trim surround that matches the blue of the roof overhang. There is a metal light fixture to the south of the door. The south façade holds a non-original 1990 wood pedestrian door painted red, and an eight-lite sash window turned on its side. The window assessment shows this window as a non-historic 1987 window. The north façade has no openings. The garage is a good example of this type of construction and design.



Figure 5: East Yard Wall

There are seventy-inch-tall yard walls along both Calle la Paz and Camino Manzano, which were constructed after 1983. In the 1983 survey photo, a much lower wall was in front of the residence, which was raised in height by 1991 as is illustrated in that survey photo. The west wall contains an arched gate opening that reaches ninety inches and holds a wooden gate. To the south is a seventy-two-inch wood plank fence. The yard wall on Camino Manzano starts at the south corner of the lot and runs to the edge of the guest house. Closer to the guest house is a wooden pedestrian gate topped with a header. At the south end of the guest house starts a seventy-two-inch plank fence that runs for about five to ten feet before ending in a wire fence that is damaged by the overgrown foliage that clings to it.


Figure 6: West Yard Wall

There is a single case on file for the property from 2001. Case H-01-126 was approved for replacing windows, a glass door, and add a new window all on the south and east elevation, raising the roof of the kitchen and installation of coping to match the existing coping, and install an outside stair to the basement on east elevation of the main house and replace the French doors on the south elevation of the guest house. The staff report of the case indicates that the south and east facades of the main residence are non-primary but does not clarify which façade is designated as the primary.

APPLICANT'S REQUEST:

The applicant requests:

1) Status confirmation with primary façade designation, if applicable, of the main residence and the casita.
2) Status designation with primary façade designation, if applicable, for the garage.
3) Status designation of the yard walls on Calle la Paz and Camino Manzano.

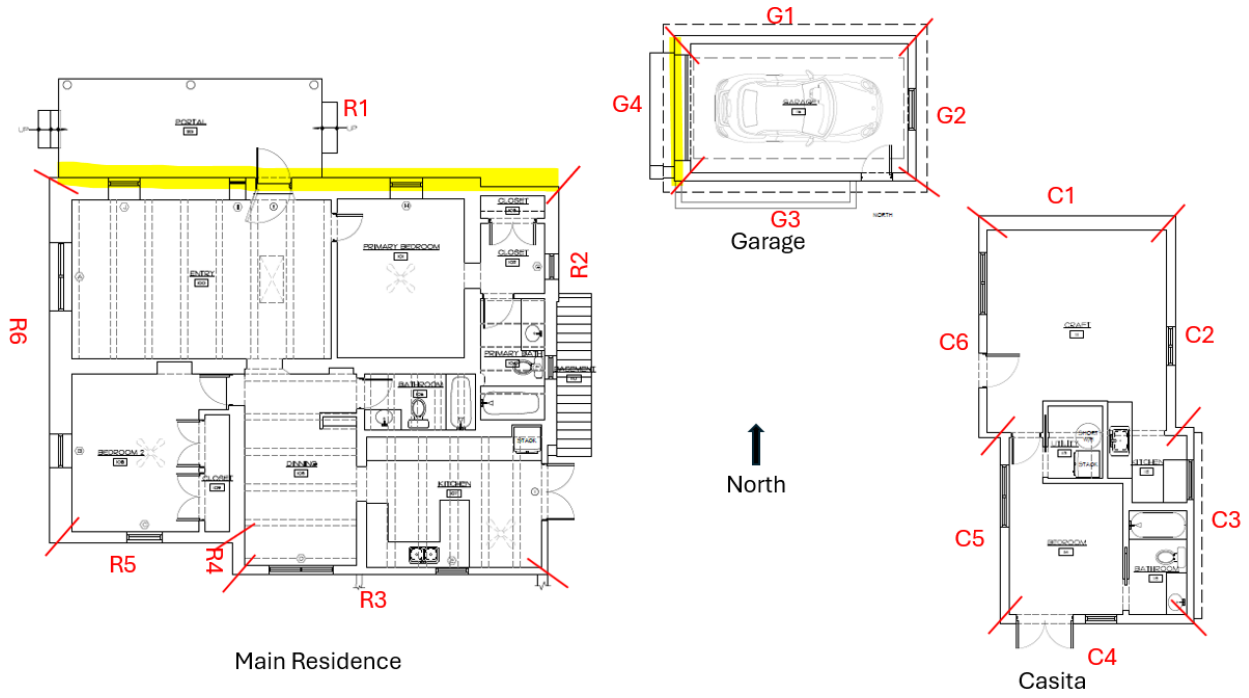


Figure 7: Façade Diagram

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

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

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

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

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

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

(Ord. No. 2004-26)

(1) Purpose and Intent

It is intended that:

(a) Each *structure* to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical *development*, such as the addition of

conjectural features or architectural elements from other *buildings*, shall not be undertaken.

(b) Changes to *structures* that have acquired historic *significance* in their own right shall be retained and preserved, recognizing that most *structures* change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a *structure* be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic *property* and its environment would be unimpaired.

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

(a) Status Designation

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

(b) Board Authority to Review Status Designation

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

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

(e) Appeals (Ord. No. 2009-42 § 16)

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

(f) Restoration of Status

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

14-12 Significant Structure:
A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period, or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national, or global level; or
(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older, that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.
14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Historic Compound
An identifiable grouping of historic resources, including buildings, structures, and landscaping elements, as described in Section 14-5.2(K)(2)(a). Historic compounds may be comprised of more than one lot.

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

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

(1) Old Santa Fe Style

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

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

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in

which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

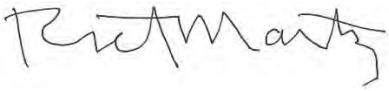
MARTINEZ ARCHITECTURE STUDIO PC
TEL (505) 989-4958 MAIL: P O BOX 925 SANTA FE NM 87504
1524 PASEO DE PERALTA — STUDIO@MARTINEZARCH.COM

STATUS REVIEW
433 Calle La Paz
July 14, 2025
Downtown/Eastside Historic District, Contributing status

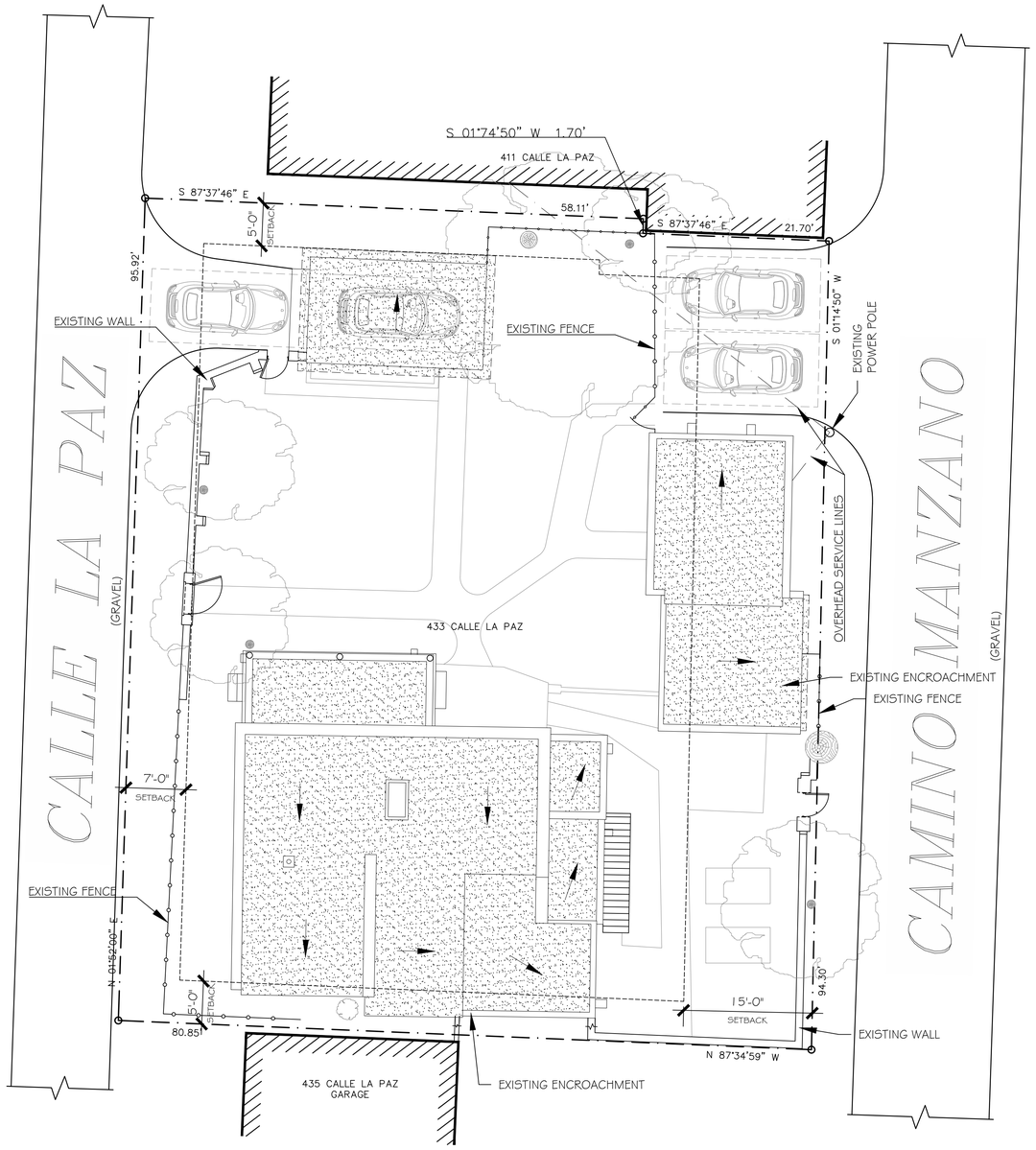
EXISTING CONDITIONS:

On behalf of the property owners, John Gregory and Pamela Austin, the attached application requests a status review and primary elevation designation of the above-referenced property.

Sincerely,



Richard Martinez
Martinez Architecture Studio PC



1 EXISTING SITE
A-1.0 SCALE: 1/8" = 1'-0"

NORTH

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

0' 6' 12' 18' 36'

MARTINEZ ARCHITECTURE STUDIO PC
1524 PASEO DE PERALTA SANTA FE
505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

EXISTING SITE

A
1.0

SET #

AUSTIN-GREGORY - 2509

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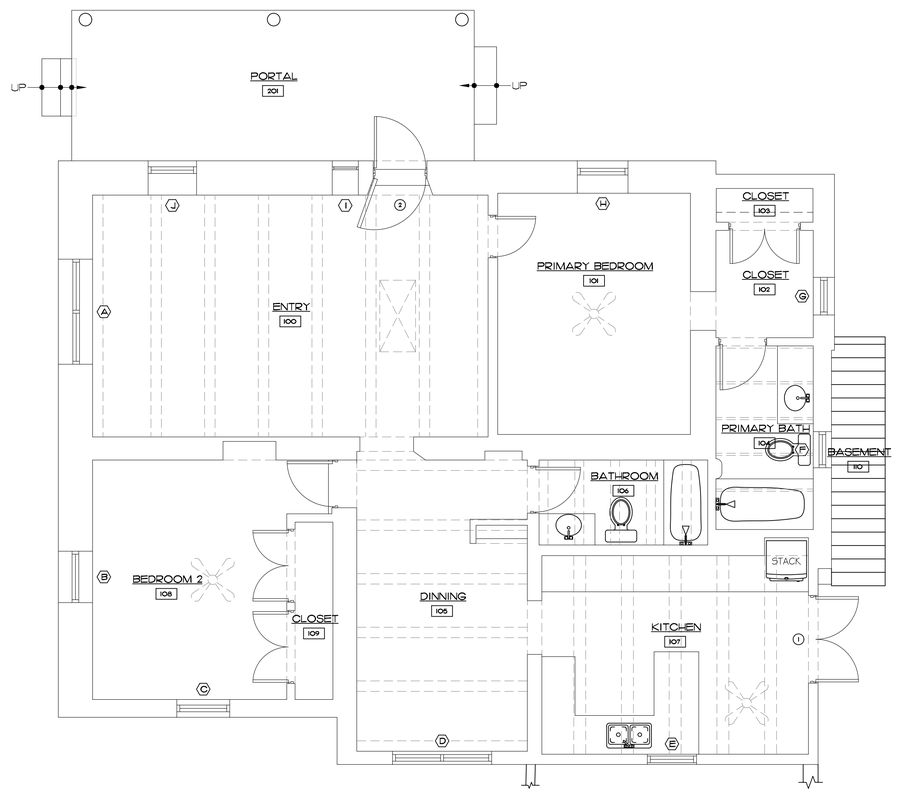

1 A-3.0 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

0' 3' 6' 12' 18'

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505-989-4958 studio@martinezarch.com

RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

MAIN HOUSE - EXISTING FLOOR PLAN

A
3.0

SET #

AUSTIN-GREGORY - 2509

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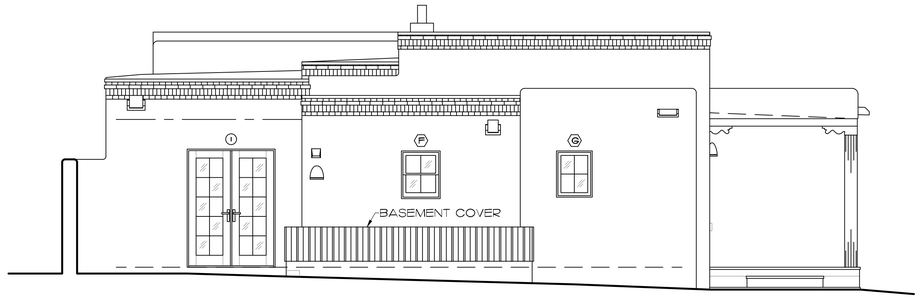
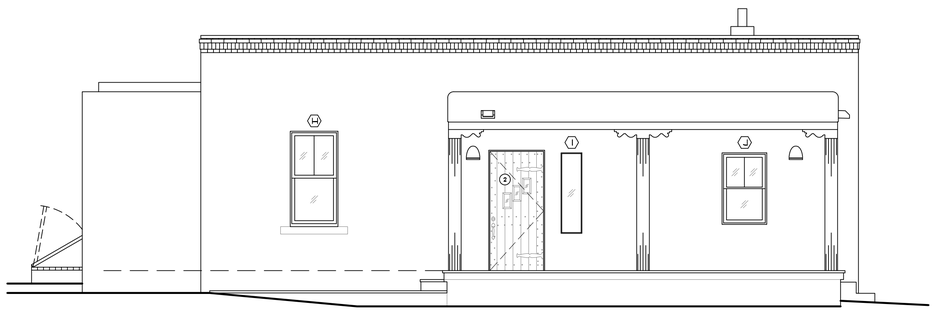


1 A-4.0 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 A-4.0 EXISITNG NORTH ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

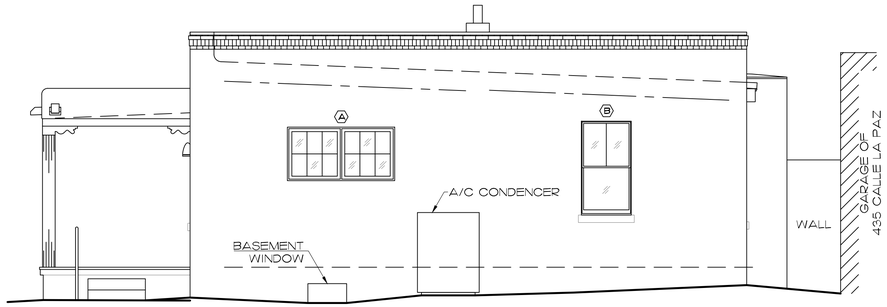
JULY 3, 2025

MAIN HOUSE - NORTH & EAST ELEVATIONS

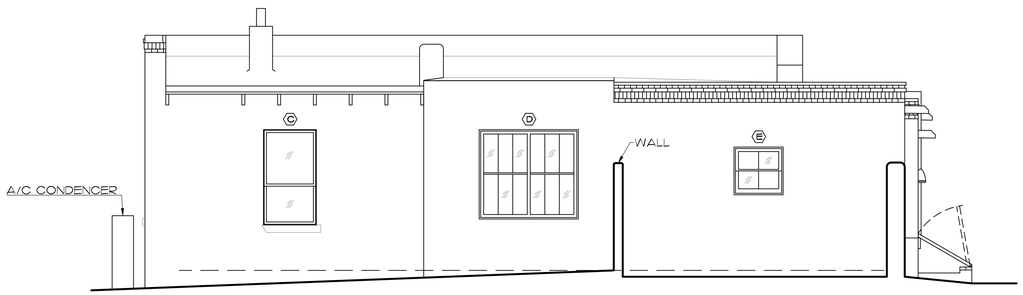
A
4.0

SET #

AUSTIN-GREGORY - 2509



1 EXISTING WEST ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"



2 EXISTING SOUTH ELEVATION
A-4.1 SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
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NEW MEXICO

JULY 3, 2025

MAIN HOUSE - SOUTH & WEST ELEVATIONS

A
4.1

SET #

AUSTIN-GREGORY - 2509

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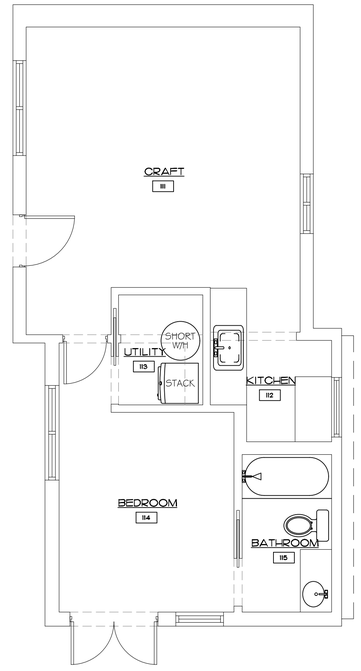

1 A-5.0 CASITA - EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"

NORTH

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

0' 3' 6' 12' 18'

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JULY 3, 2025

CASITA - EXISTING FLOOR PLAN

A
5.0

SET #

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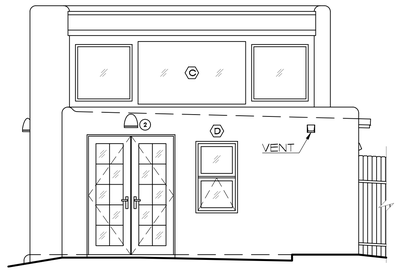

1 A-6.0 EXISTING SOUTH ELEVATION
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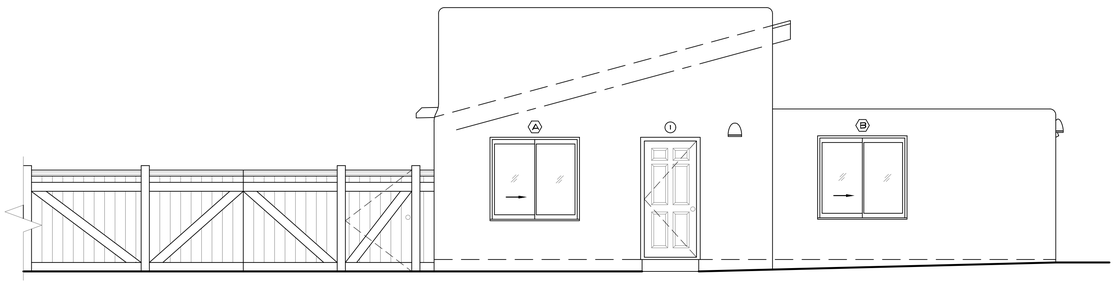

2 A-6.0 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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JULY 3, 2025

CASITA - WEST & SOUTH ELEVATIONS

A
6.0

SET #

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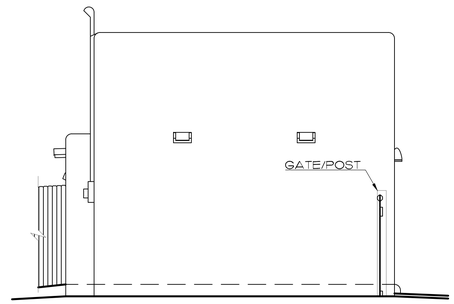
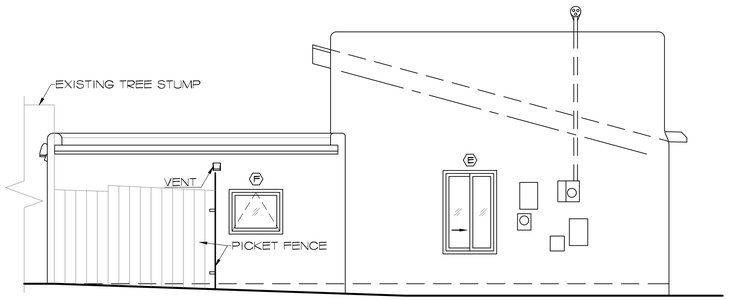


1 A-6.1 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 A-6.1 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

CASITA - EAST & NORTH ELEVATIONS

A
6.1

SET #

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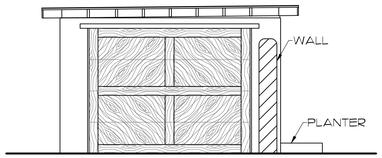
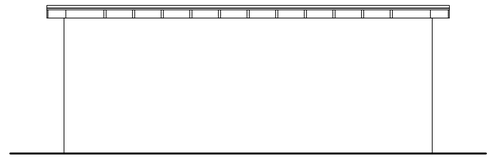
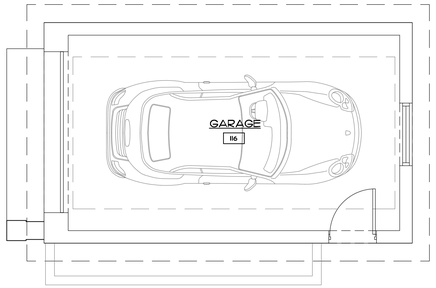


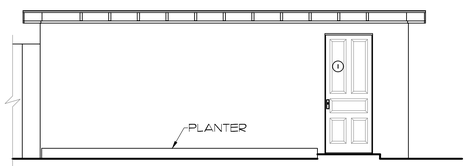
1 A-6.2 EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"



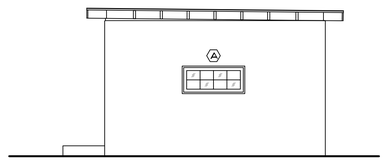
2 A-6.2 EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"



5 A-6.2 EXISTING FLOOR PLAN
SCALE: 1/4" = 1'-0"
NORTH



3 A-6.2 EXISTING SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



4 A-6.2 EXISTING EAST ELEVATION
SCALE: 1/4" = 1'-0"

GRAPHIC SCALE: 1/4" = 1'-0"
0' 3' 6' 12' 18'

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RENOVATION
433 CALLE LA PAZ
SANTA FE,
NEW MEXICO

JULY 3, 2025

GARAGE FLOOR AND ELEVATIONS - NO CHANGES PROPOSED

A
6.2

SET #

AUSTIN-GREGORY - 2509

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City of Santa Fe, New Mexico

Larry A. Delgado, Mayor
Jim Romero, City Manager

Councilors:
Carol Robertson-Lopez, Mayor Pro Tem, Dist. 4
Patti J. Bushee, Dist. 1
Jimmie Martinez, Dist. 1
Karen Heldmeyer, Dist. 2
Cristopher Moore, Dist. 2
Miguel M. Chavez, Dist. 3
Frank Montaño, Dist. 3
Matthew E. Ortiz, Dist. 4

Project description : REHAB/RPL WDW & DR/BSMT STRS/RSE RF
Project number : 01-10100128
Case number : H-01-126
Project type : HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S): **433 CALLE LA PAZ**
HISTORIC DISTRICT: **DOWNTOWN & EASTSIDE**

PROJECT NAMES:

OW - Lee Dirks & David Dirks
Santa Fe, NM 87501

433 Calle la Paz
505-989-3656

AP - Craig Hoopes & Assoc.
Santa Fe, NM 87501

500 Montezuma Ave, Suite 200C

BOARD ACTION

This is to certify that the Historic Design Review Board (HDRB) at their meeting on August 28, 2001, acted on the above referenced case. The decision of the board was to approve your request as submitted.

For further information please call 955-6605.

Sincerely,

James M. Hewat
Historic Preservation Planner

Alysia Abbott
Historic Preservation Planner

Note: BUILDING PERMITS FOR HDRB APPROVALS SHALL NOT BE GRANTED UNTIL THE 7-DAY APPEAL FILING PERIOD IS COMPLETED (SFCC 14-70.26 (B)). HDRB APPROVALS EXPIRE ONE (1) YEAR AFTER THE DATE OF THEIR DECISION. RENEWALS OF SUCH DECISIONS ARE AVAILABLE FOR ONE (1) ADDITIONAL YEAR UPON REQUEST (SFCC 1987, SECTION 7-1.6.). **PLEASE PROVIDE COPIES OF THE LETTER WHEN SUBMITTING FOR BUILDING PERMIT.**

City of Santa Fe, New Mexico

Project description	: REHAB/RPL WDW & DR/BSMT STRS/RSE RF
Project number	: 01-10100128
Case number	: H-01-126
Project type	: HISTORIC DESIGN REVIEW BOARD

PROJECT LOCATION (S) : 433 Calle la Paz

PROJECT NAMES:

OW - Lee Dirks & David Dirks Santa Fe, NM 87501	433 Calle la Paz (505) 989-3656
AP - Craig Hoopes & Assoc Santa Fe, NM 87501	500 Montezuma Ave, Suite 200C (505) 986-101

PROJECT DATA:

HISTORIC DISTRICT	DOWNTOWN & EASTSIDE
HISTORIC BUILDING STATUS	CONTRIBUTING
PUBLICLY VISIBLE FAÇADE-EAST	YES
PUBLICLY VISIBLE FAÇADE-NORTH	YES
PUBLICLY VISIBLE FAÇADE-SOUTH	NO
PUBLICLY VISIBLE FAÇADE-WEST	NO
HISTORIC DISTRICT SURVEY NUMBER	H641
YEAR OF CONSTRUCTION	1938
PROJECT TYPE (NEW, ADD, ETC.)	CHANGES TO EXISTING
USE, EXISTING	RESIDENTIAL
USE, PROPOSE	RESIDENTIAL
HISTORIC BUILDING NAME	N/A

City of Santa Fe, New Mexico

memo

DATE: 28 August 2001

TO: Historic Design Review Board Members

VIA: Anne Condon, Planning and Land Use Director
Cyrus Samii, Planning Division Team Leader

FROM: **Alysia Abbott**, Historic Preservation Planner

ITEM & ISSUE:

CASE # **H-01-126**

ADDRESS 433 Calle La Paz
Historic Status Contributing
Historic District Downtown & Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS	APPLICANT SUBMITTALS
X Case Synopsis	X Proposal Letter
X District Standards	X Vicinity Map
X State Historic Survey Sheet	X Site Plan/Floor Plan
_____ Other:	X Elevations
	X Photographs
	X Preliminary Zoning Review Sheet

STAFF RECOMMENDATION:

The proposed project meets the design guidelines for changes to contributing buildings in the Downtown & Eastside Historic District. Staff recommends approval of the project, provided that stucco and trim details for the project be submitted to staff prior to application for a building permit.

BACKGROUND & SUMMARY:

The applicant proposes the rehabilitation of a 1,358 Sq. Ft. residence and 570 Sq. Ft guest house at 422 Calle La Paz in the Downtown & Eastside historic District. The main residence was built before 1930. The guest house was converted from a shed post 1945 and is non-contributing.

On the South non-primary elevation, plans call for installation of a new two-over-two light window, replace an existing sliding glass door with a set of full-light, true divided French doors, closure of an existing exterior door opening, and installation of a new basement entrance.

On the East non-primary elevation, plans call for increasing an existing window opening to 5' by 5'8" and installing two six-over-six divided light windows.

The existing kitchen was added sometime after 1938. The date of the addition is not known. Plans call for rebuilding the existing shed roof on the addition as a flat roof, raising the roof height 1' to a height of 11'. The raised roof will remain 3' below the height of the existing house parapet. Brick coping to match the existing will be placed around the parapet.

On the guest house, plans call for replacement of existing French doors on the East elevation with new divided full light French doors.

Stucco and trim color were not specified in the application.

14-70.9 STANDARDS; DOWNTOWN AND EASTSIDE.

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

B. 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:

(1) With rare exception, buildings are of one (1) story, few have three (3) 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 (3) 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. Facades are flat, varied by inset portales, exterior portales, projecting vigas or roof beams, canales or water-sprouts, 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;

(2) 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;

(3) Solid wall space is always greater in any facade than window and door space combined. Single panes of glass larger than thirty inches (30") in any dimension are not permissible except as otherwise provided in this subsection;

(4) 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;

(5) 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 inches (8") thick and that geometrically straight facade lines are avoided. Mud plaster or hard plaster simulating adobe, laid on smoothly, is required; and

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

C. 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:

(1) No building shall be over two (2) stories in height in any facade unless the facade shall include projecting or recessed portales, setbacks or other design elements;

(2) The combined door and window area in any publicly visible facade shall not exceed forty percent (40%) of the total area of the facade except for doors or windows located under a portal. No door or window in a publicly visible facade shall be located nearer than three feet (3') from the corner of the facade;

(3) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof treatment described below;

(4) No less than eighty percent (80%) of the surface area of any publicly visible facade shall be adobe finish, or stucco simulating adobe finish. The balance of the publicly visible facade, 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;

(5) The publicly visible facade 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. Facade surfaces under portales may be of contrasting or complimentary colors. Windows,doors and portales on publicly visible portions of the building and walls shall be of one of the old Santa Fe styles; except that buildings with portales may have larger plate glass areas for windows under portales only. Deep window recesses are characteristic; and

(6) Flat roofs shall have not more than thirty inches (30") overhang. (Ord. #1957-18, §3; Code 1973, §36-314; Code 1981, §3-29-3; Ord. #1982-63, §8; SFCC 1981, §3-29-4)

NEW MEXICO HISTORIC BUILDING INVENTORY — SANTA FE RESURVEY 1991

H641

IDENTIFICATION

ADDRESS: 433 Calle la Paz
Camino del Monte Sol National Historic District

ID NUMBER: 051600051

BUILDING NAME:

UTM REFERENCE EASTING NORTHING

ZONE 12 13

LEGAL DESCRIPTION:

TNSP 17 N ☒ RANGE 10 E ☐ SEC 30 NW 1/4 NW 1/4

FIELD MAP Santa Fe Historic Structures Survey No. 2, 1983-85

DATE OF CONSTRUCTION:

1930 ESTIMATE by 1938 ACTUAL

SOURCE(S) city directory 1930 survey plat

BUILDING DATA

ARCHITECTURAL STYLE:

Territorial Revival

USE:

HISTORIC: (residential)

OTHER _____

PRESENT: (residential)

OTHER _____

SURROUNDINGS:

residential

RELATIONSHIP TO HISTORIC SURROUNDINGS:

X SIMILAR ___ NOT SIMILAR

ASSOCIATED BUILDINGS ON SITE:

X YES ___ NO

WHAT TYPE? garage, guest house

IF INVENTORIED, LIST ID NUMBER(S)

_____

DEGREE OF REMODELING:

___ MINOR X MODERATE

___ MAJOR

EXPLAIN: guest house from shed

OVERALL CONDITION:

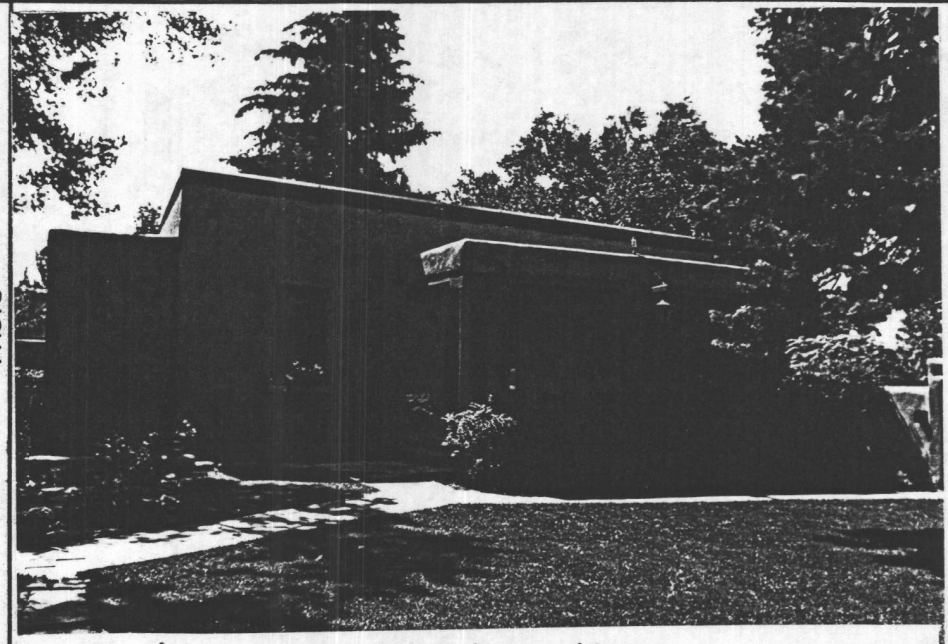
___ EXCELLENT X GOOD

___ FAIR ___ DETERIORATED

BUILDING THREATENED?

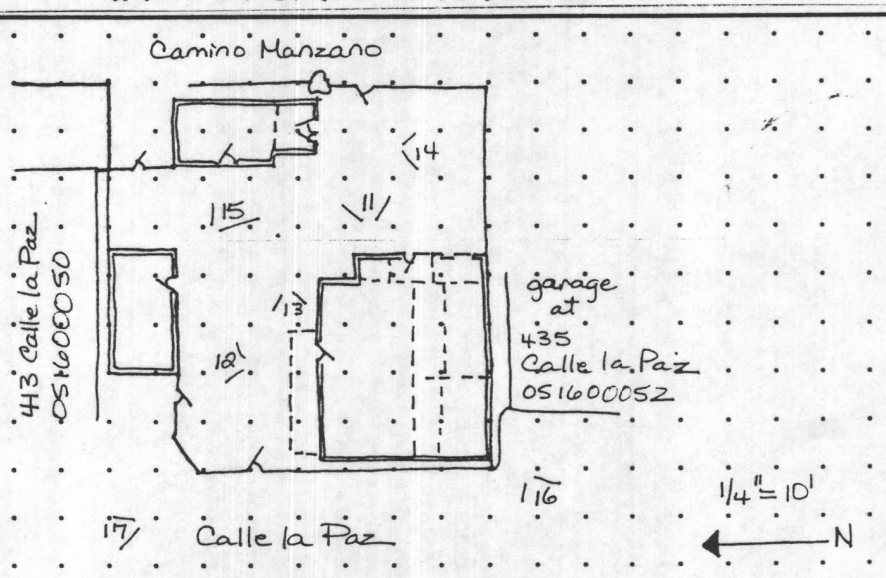
___ YES X NO

PHOTO



#12 north elevation

SITE PLAN



SIGNIFICANCE

LISTED ON NATIONAL REGISTER OF HISTORIC PLACES?

X YES ___ NO ___ ELIGIBLE

X CONTRIBUTING ___ NON-CONTRIBUTING

LISTED ON STATE REGISTER OF CULTURAL PROPERTIES?

X YES ___ NO ___ ELIGIBLE Contributing

LOCAL DESIGNATION: Core HISTORIC DISTRICT

___ SIGNIFICANT X CONTRIBUTING ___ NON-CONTRIBUTING

LOCAL LANDMARK ___ YES ___ NO

SURVEYED 9/91 BY DB

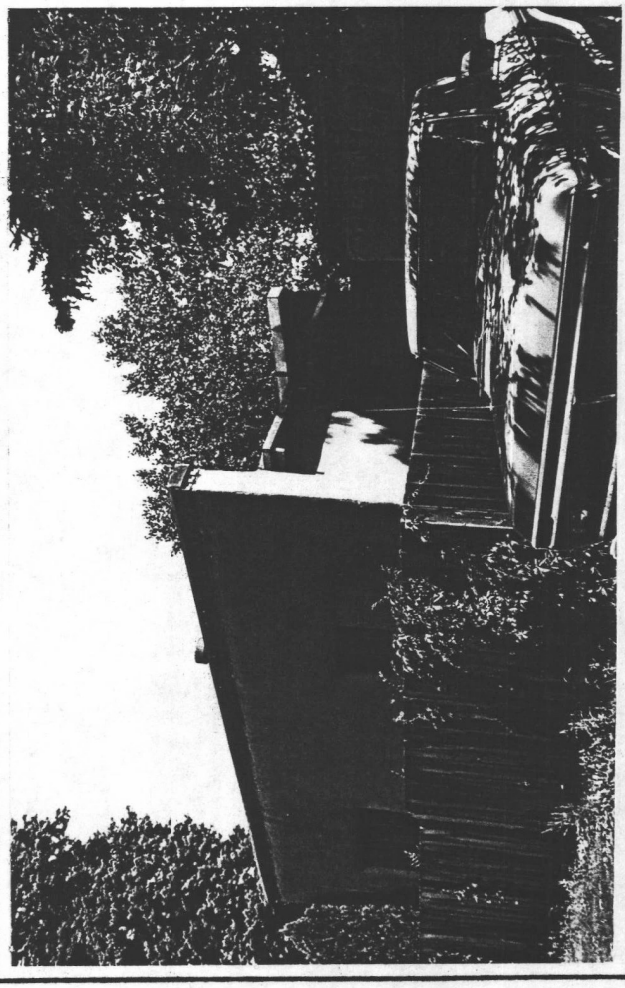
NEGATIVES WITH NMHPD ROLL # 13 NEG # 11 TO 17

ARCHITECTURAL AND LANDSCAPE FEATURES

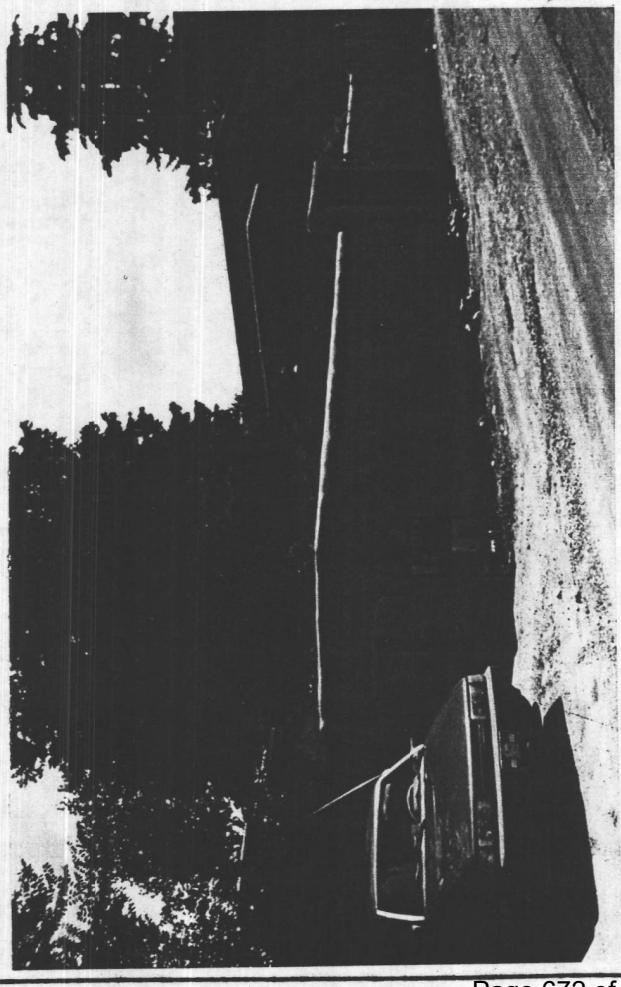
FEATURE	MATERIALS/TYPE	CONDITION AND ALTERATIONS
BUILDING WALLS	stucco	
FOUNDATIONS	not visible	
DOORS	wood panel with large light, top; sliding doors,	east; front is wood plank with three lights stepped
WINDOWS	4-light and 9-light casement, 2x1 DH WS, 1 fixed light N	
PORTALES	T&G ceiling, no exposed beams, hewn posts & corbels now	painted, raised concrete floor
CANALES	old wood/tin	gutter along E
PORCHES		
BALCONIES		
ROOFS	flat with coping on upper sections, parapets	on porch and east, shed-roofed section east; false parapets
COURTYARDS		
FENCES/WALLS	stucco and wood privacy wall/fence – east gate	has large corbel over. Buttresses on inner face of wall, west
ARCH. DETAILS		
OTHER	garage – flat roof with	

COMMENTS guest – south section was shed – north section added – clerestory along S wall of addition. Flat roof with parapet, panel door, french on south. Wood sliding windows west.

ADDITIONAL PHOTOGRAPHS



#16 from southwest



#17 streetscape from NW

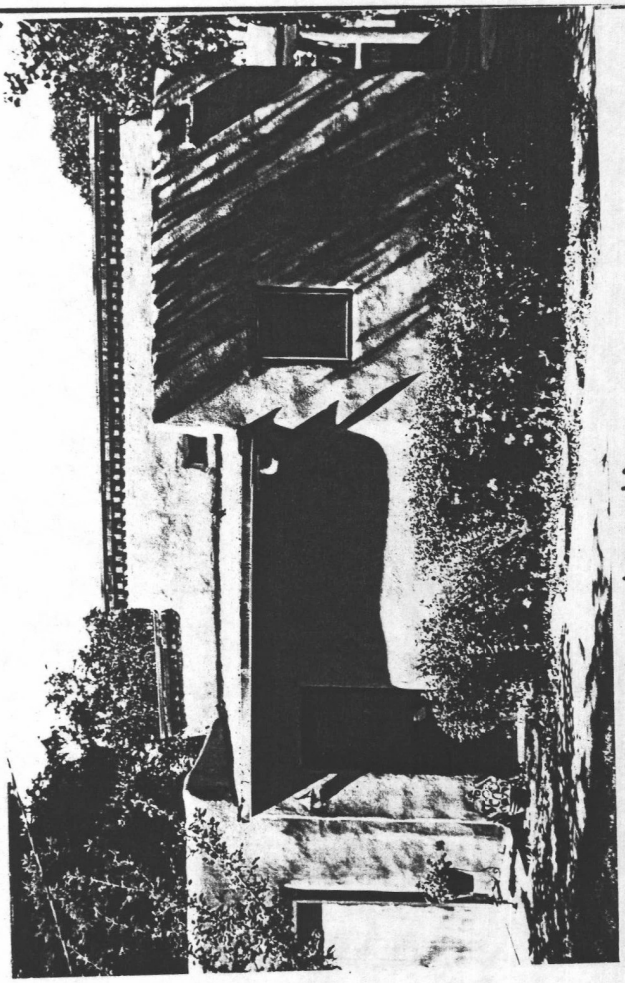
IDENTIFICATION

ADDRESS 433 Calle la Paz

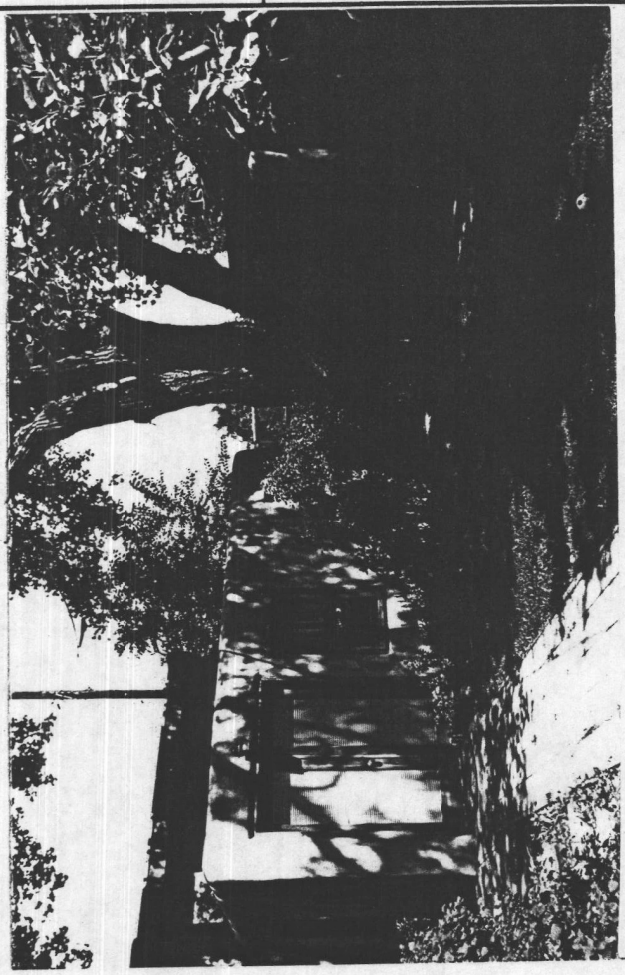
Camino del Monte Sol National Historic District

ID NUMBER 051600051

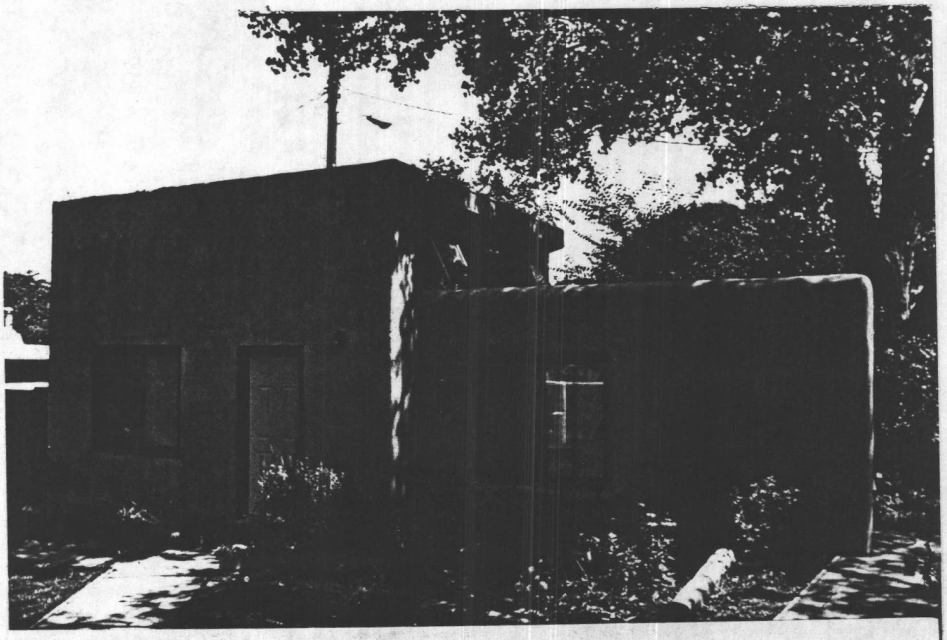
SURVEYED/RESEARCHED
DATE 9/91 BY DB



#11 east elevation



#14 south, guest house



#13 guest house, west

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

Attachment B

NEW MEXICO HISTORIC BUILDING INVENTORY FORM

building threatened? yes	surveyed date 7-6-83 by mb	county Santa Fe	ID no. 051600051
field map Santa Fe, N.M.	number 1	UTM reference zone 12 13 easting	northing

location description: 433 La Paz

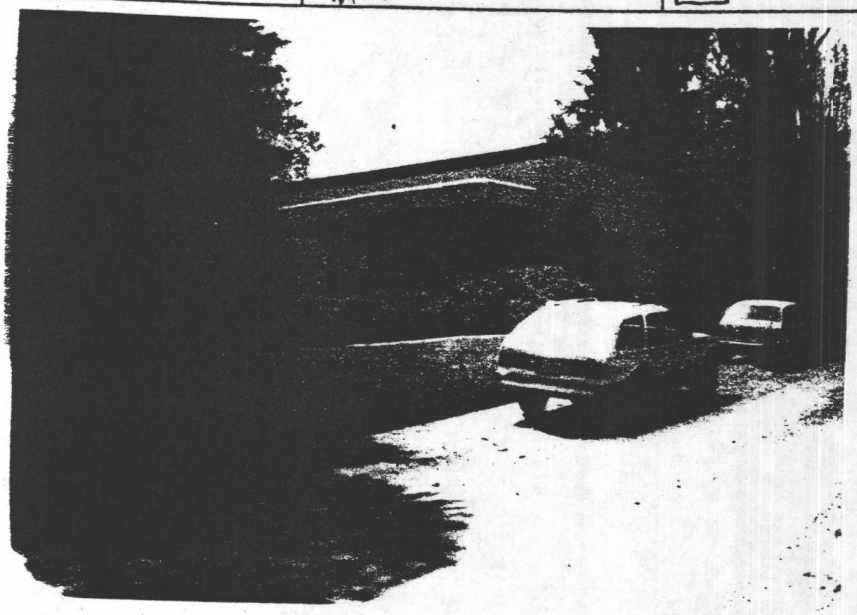
city/town: Santa Fe

land grant/reservation: ~~land grant/reservation~~

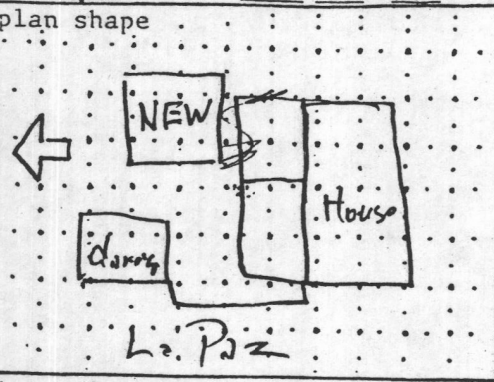
building name:

legal description: tnsp 17 N range 10E sec 30 NW¼ NW¼

film roll by mb no. 4 | negative nos. BW 1. | loc. of neg. HPB



plan shape



date of construction: Pre 1482 1930 estimate ____ actual

source: 1982 City Directory

use
present: residential
other:
historic: residential
other:

condition
___excellent X good
___fair ___deteriorating

degree of remodeling
___minor X moderate ___major
describe: Garage postwar
New studio under construction

style: Territorial Revival

foundation material: Not vis

wall material/surface: Stucco

architectural features

Dentil cop.
Windows - 6 lite wood casement 3/1 dbl hung. Bluetrim
Portal - pueblo firewall

surroundings: Residential

relationship to surroundings
X similar ___not similar

district potential
X yes ___no

significance
___eligible X of interest ___none
if eligible, why?

associated buildings? ___yes
what type?
Garage & Studio(?)
if inventoried, list ID nos.

see back? ___yes

comments
wall
hedge
wire fence
wood fence
landscape
street trees
stone curb
0 setback
acequia

Streetscape

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500
MONTEZUMA
AVE.
SUITE 200-C
SANTA FE, NM
87501

PHONE:
505.986.1010
FAX:
505.986.9898
E-MAIL:
cha@nets.com

July 26, 2001

Historical Review Board
City of Santa Fe
Santa Fe, NM 87501

RE: 433 Calle La Paz Historical Review Application

Dear Sirs:

This is a proposal for a renovation to a contributing building in the historic district on the East Side. This building was built around 1925, and is typical of the original residences in the neighborhood. There originally was a smaller home, and rooms were added onto the original home as they were needed and as the ability to add on was available. The GuestHouse was added much later.
The raised Kitchen and additional coping on that raised area will unify the building and make some of the additions appear more in the spirit of the original house. They are not to be raised as high as the highest parapets of the original house.

The proposed renovations are primarily interior renovations. The proposed exterior renovations are as follows:

Main House:
1 Replace Dining Room window with a larger window.
2 Replace exterior sliding glass door with French doors in the Kitchen.
3 Add a new window to match the nearby existing window in the new Bath.
4 Raise the Kitchen and New Bath Roof and install coping to match the existing coping.
5 Install an outside stair to the Basement outside the New Bath with a low hatch over the new stair.

Guest House
1 Replace exterior French doors with new French doors.

If you have any questions, please contact Craig Hoopes & Associates 986-1010.

Thank you.

Sincerely,

Michael Rodriguez

Michael Rodriguez

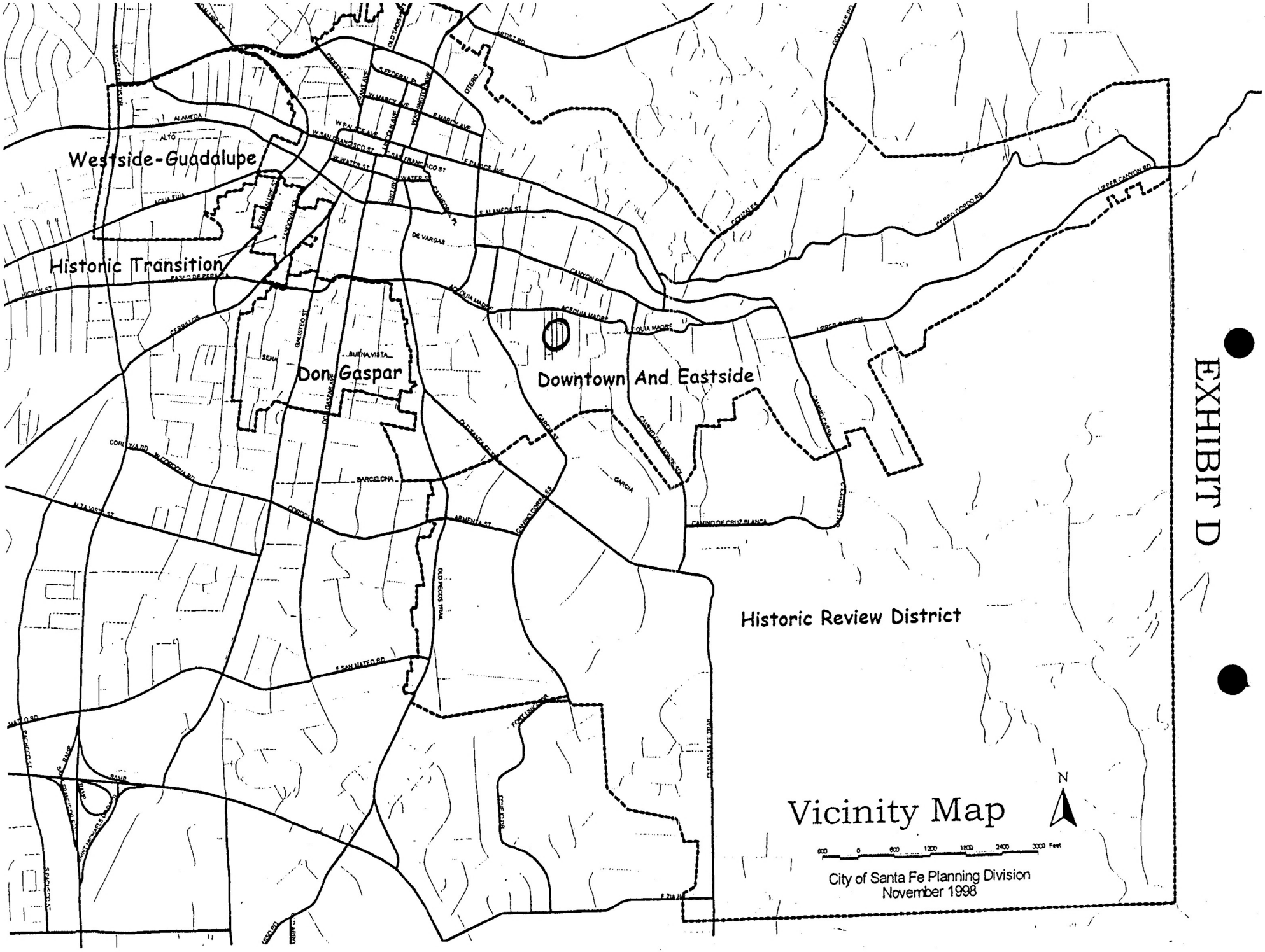

Westside-Guadalupe
Historic Transition
Don Gaspar
Downtown And Eastside
Historic Review District
Vicinity Map
N
City of Santa Fe Planning Division
November 1998

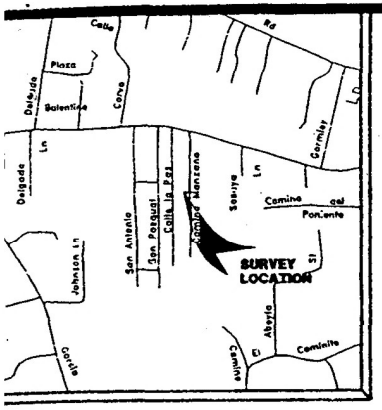
EXHIBIT D


433
RC8

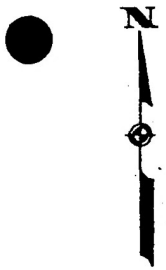
Boundary Survey Plat for Lee E. Dirks

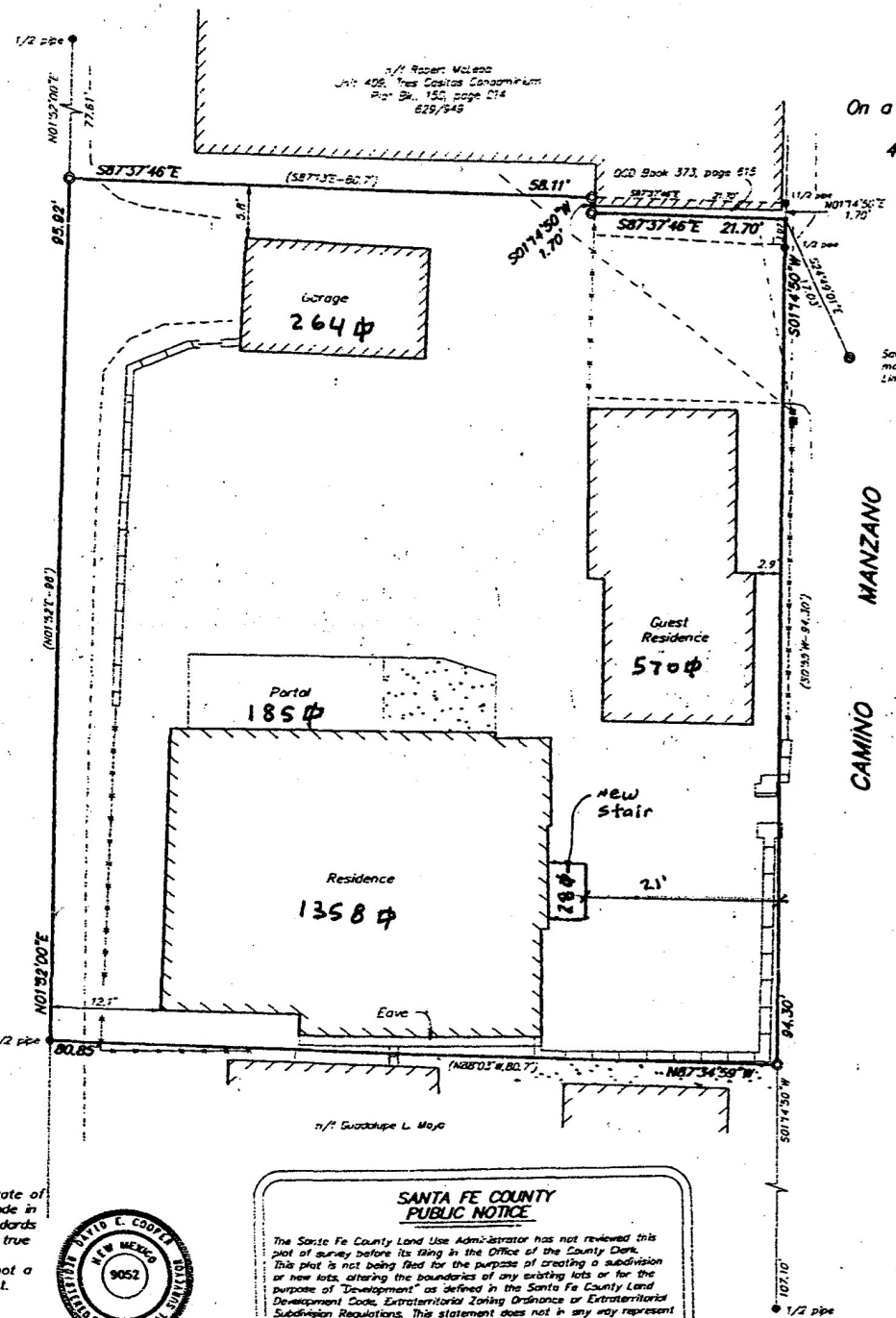
119023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1. Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.
2. Bearings and distances in parenthesis are from the above noted plat.
3. F.I.R.M. Panel No. 35007G-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for 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.

COUNTY OF SANTA FE } ss
STATE OF NEW MEXICO 1123-504

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:54 o'clock P.M. and was duly recorded in Book 491 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

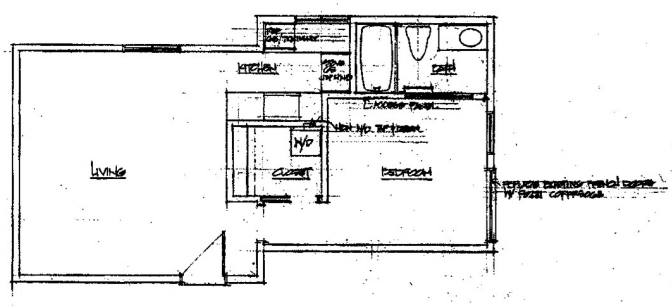
Deputy

SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lds	Bk. 48

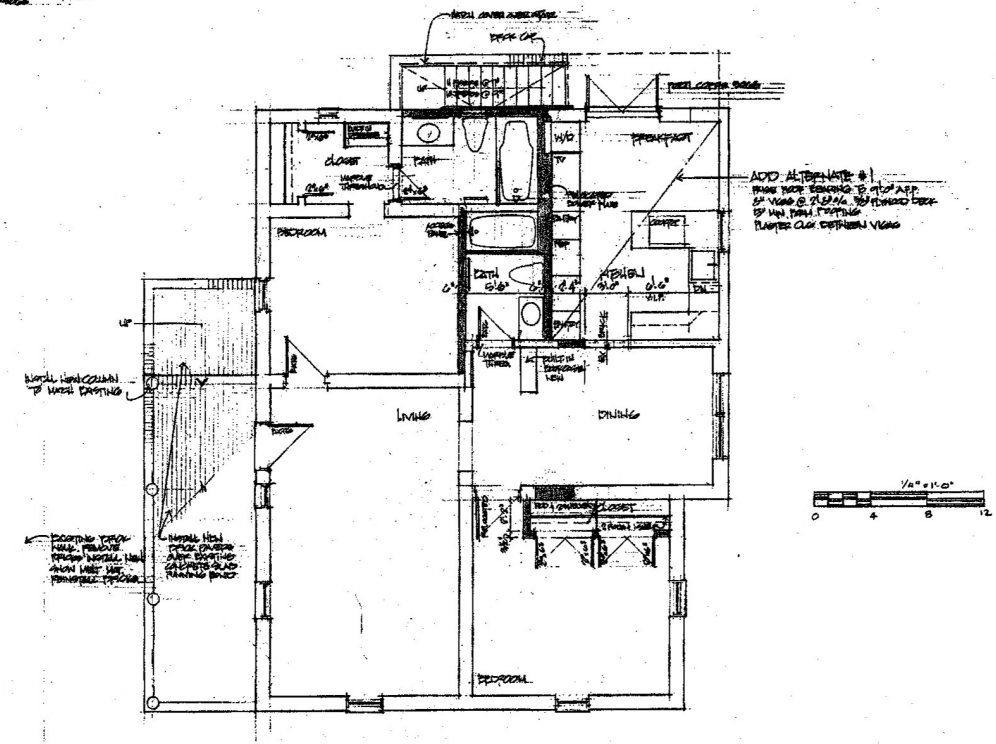
INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17N. R.10E.	n/a

U.P.C. 1-055-098-002-425



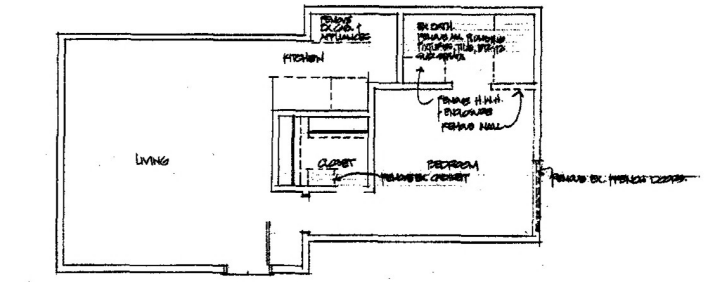
GUEST HOUSE



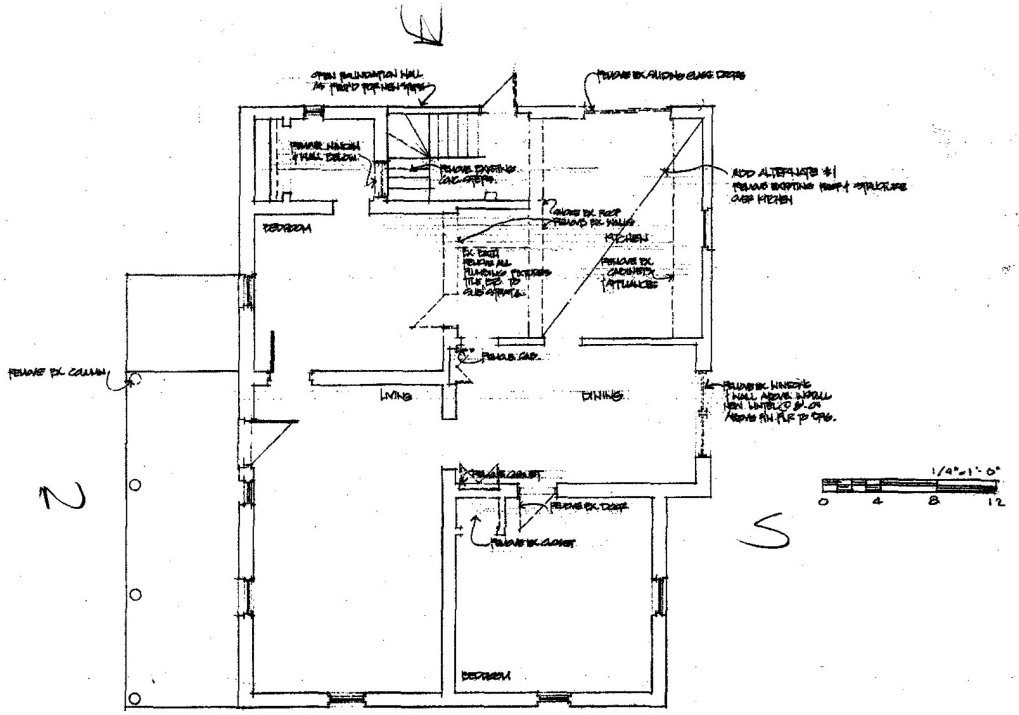
MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS
420 SANDOWAL
SANTA FE, NM 87501
PHONE: 505.986.1000
FAX: 505.986.5996
E-MAIL: chs@hoopes.com

PROJECT:
DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title:
FLOOR PLAN
Drawing Number:
A-1



GUEST HOUSE

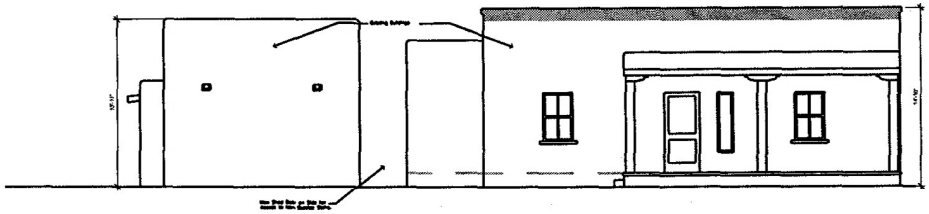


MAIN HOUSE

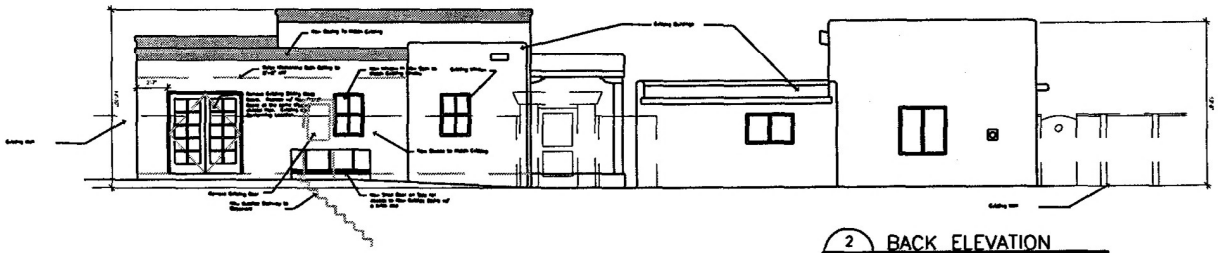
1/8"=1'-0"
0 4 8 12

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

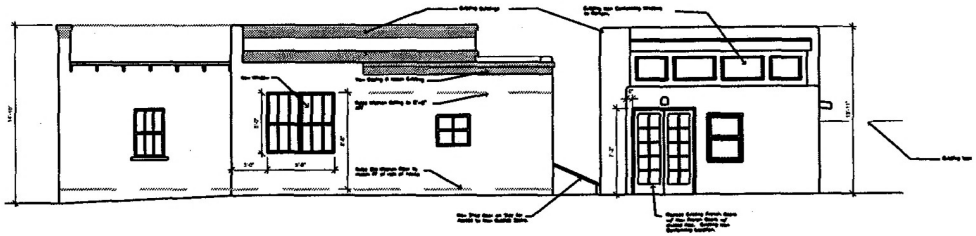
PROJECT: DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title: DEMOLITION
Drawing Number: D1



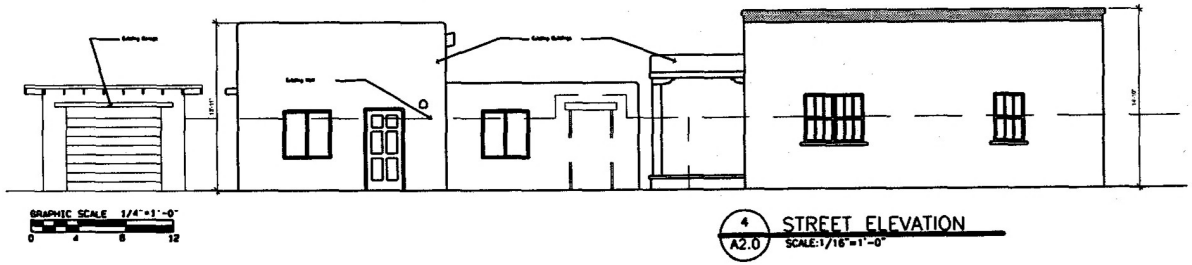
1 A2.0 LEFT ELEVATION
SCALE: 1/16"=1'-0"



2 A2.0 BACK ELEVATION
SCALE: 1/16"=1'-0"



3 A2.0 RIGHT ELEVATION
SCALE: 1/16"=1'-0"



4 A2.0 STREET ELEVATION
SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

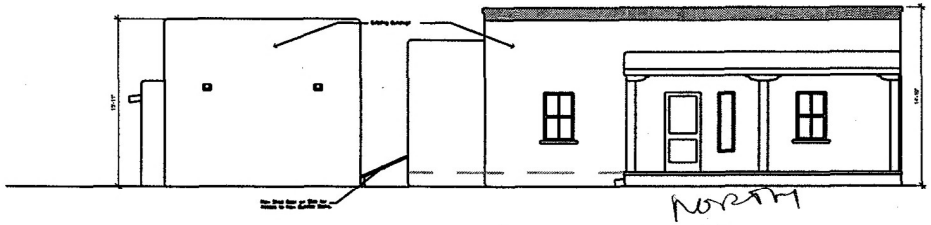
PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
A-2.1

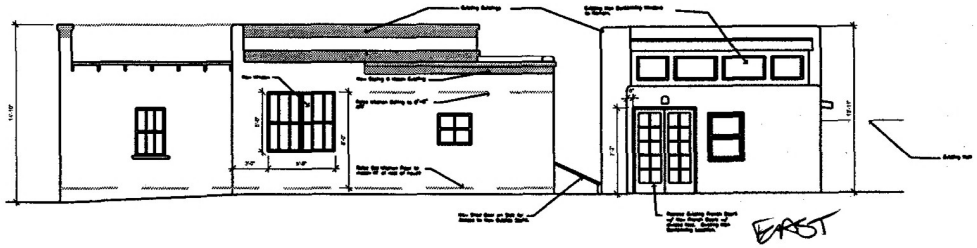


1 A2.0 LEFT ELEVATION
SCALE:1/16"=1'-0"



2 A2.0 BACK ELEVATION
SCALE:1/16"=1'-0"

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



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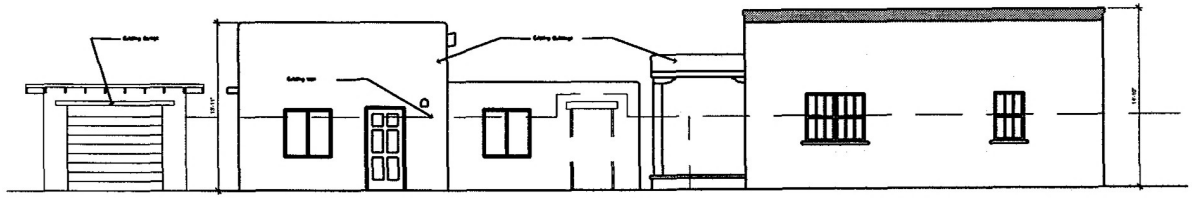


4 A2.0 STREET ELEVATION
SCALE:1/16"=1'-0"
WEST

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
D-2.0

PRELIMINARY ZONING REVIEW WORKSHEET

TO BE COMPLETED BY APPLICANT:

Date Submitted 7/31/01

Property Owner of Record Lee Dirks

Applicant Name Craig Hoopes and Assoc Phone 986 1010

Site Address 433 Calle La Paz, Santa Fe, NM 87501

Proposed Construction Interior remodel, new outside stair

TO BE COMPLETED BY STAFF:

Zoning District RC-8 Subdivision _____ Lot ____ Block ____

Permitted Use : ☒ Section # 14-19.3
Accessory Use : ☐ Section # _____
Special Exception: ☐ Case # _____
Variance: ☐ Case # _____
Prohibited Use: ☐ Section # _____

Setbacks:
(Front) Provided N/A Minimum _____ (Rear) Provided 21' Minimum 15' . For Stairway addition
(Left Side) Provided N/A Minimum _____ (Right Side) Provided N/A Minimum _____
(Special Yard) Provided N/A Minimum _____

Density: N/A Open Space: N/A

Lot Size: N/A Total Roof Area: N/A Lot Coverage: N/A

Height 24' Max Wall Requirement: N/A

Parking: # Required N/A # Provided _____ Maneuverability _____

Other District Requirements: _____

Preliminary Approved ☒
Preliminary Approval w/ Conditions ☐ _____
Preliminary Rejection ☐

Comments: _____

Reviewer Paul Shaffer Date 7/27/01

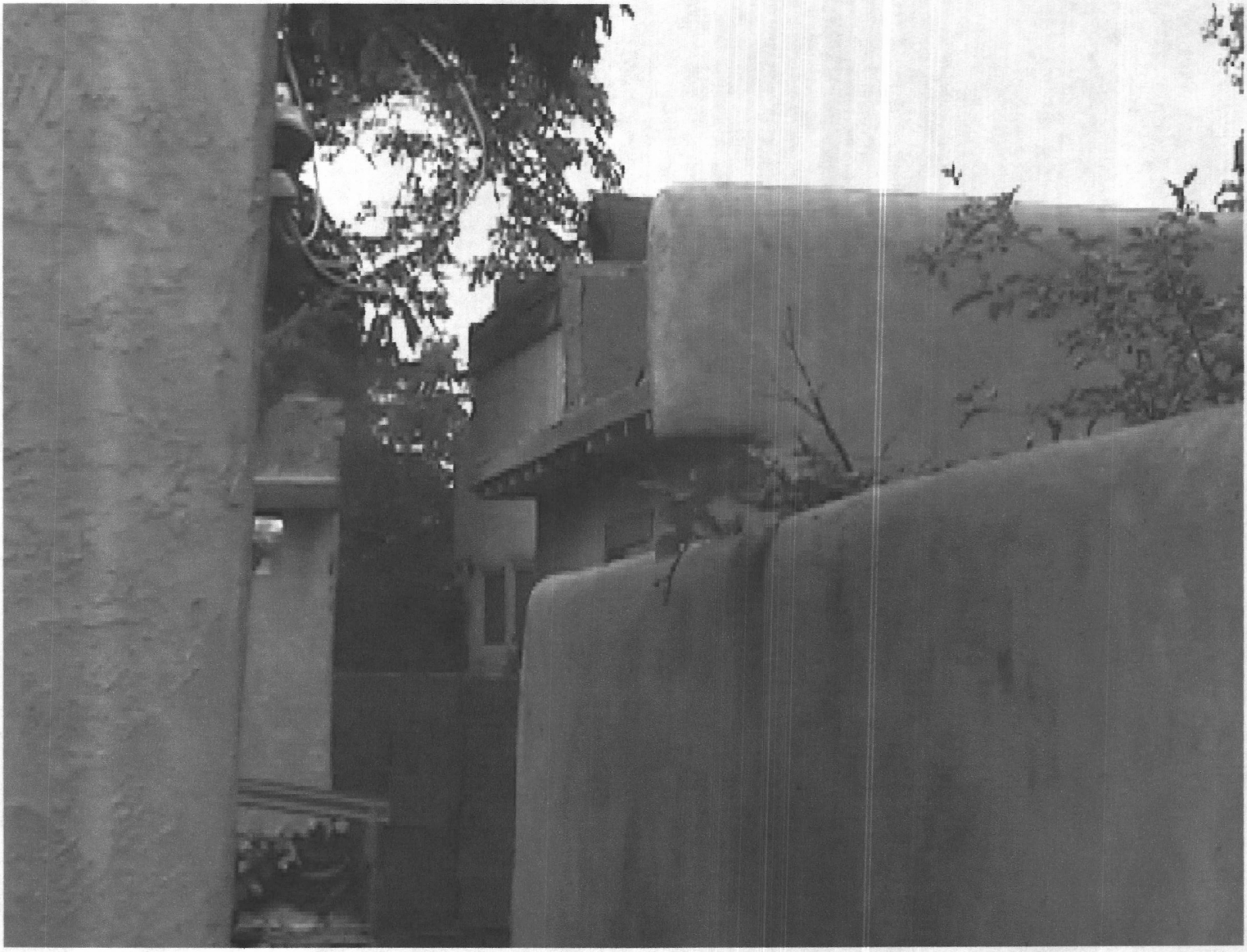
Prepared by: Mmontoya 12/99
Revised 4/3/2001



433 Calle La Paz Back



433 Calle La Paz Left



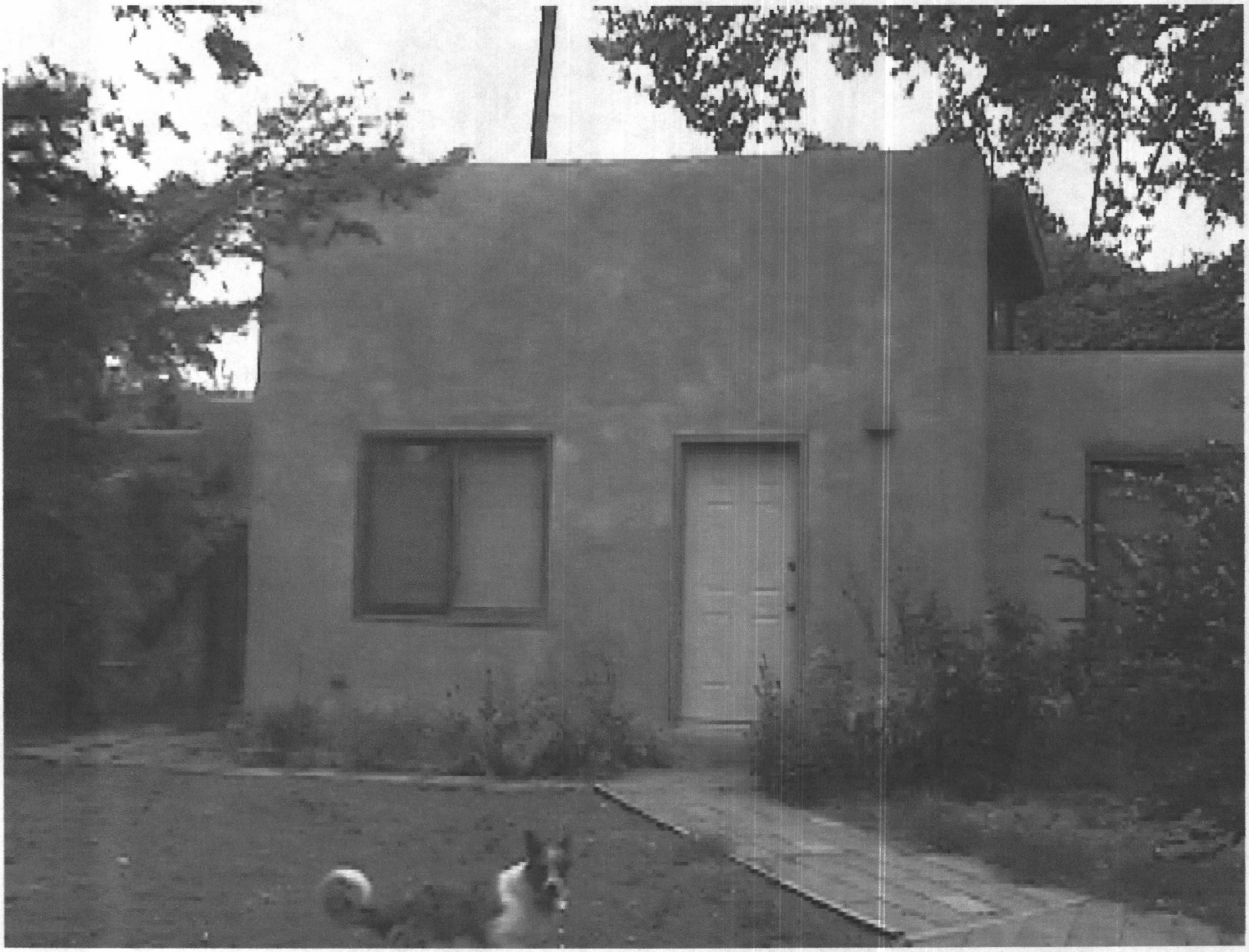
433 Calle La Paz

Right



433 Calle La Paz
Guest House

Back



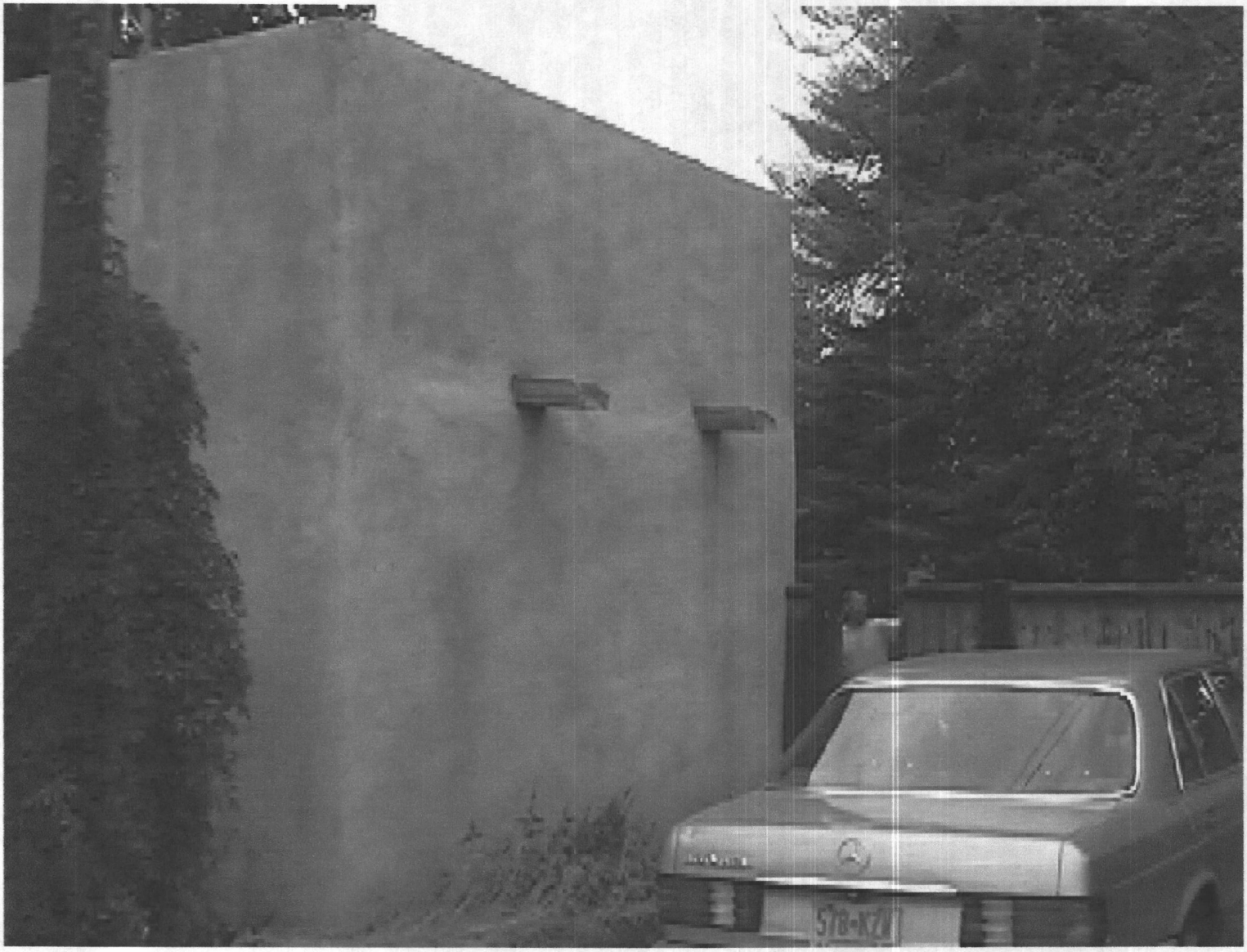
433 Calle La Paz
Guest House

Front



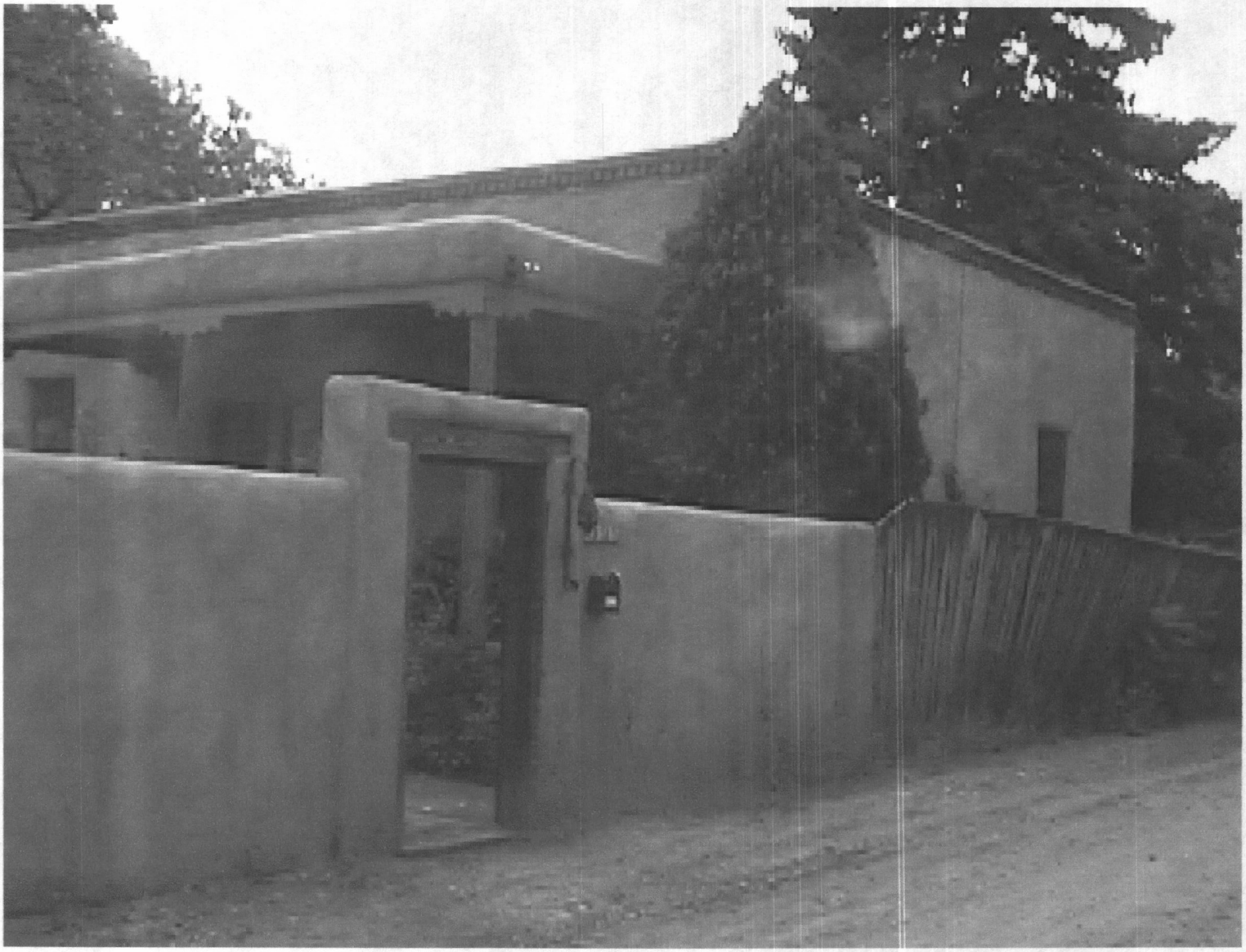
433 Calle La Paz
Guest House

Right



433 Calle La Paz
Guest House

Left

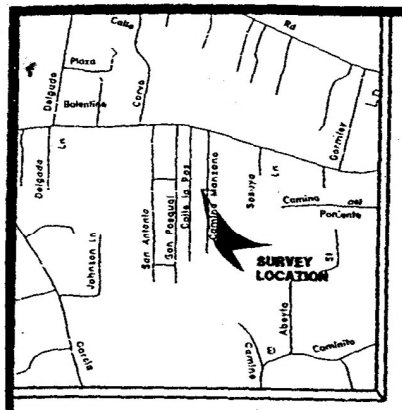


433 Calle La Paz Street View

Boundary Survey Plat for Lee E. Dirks

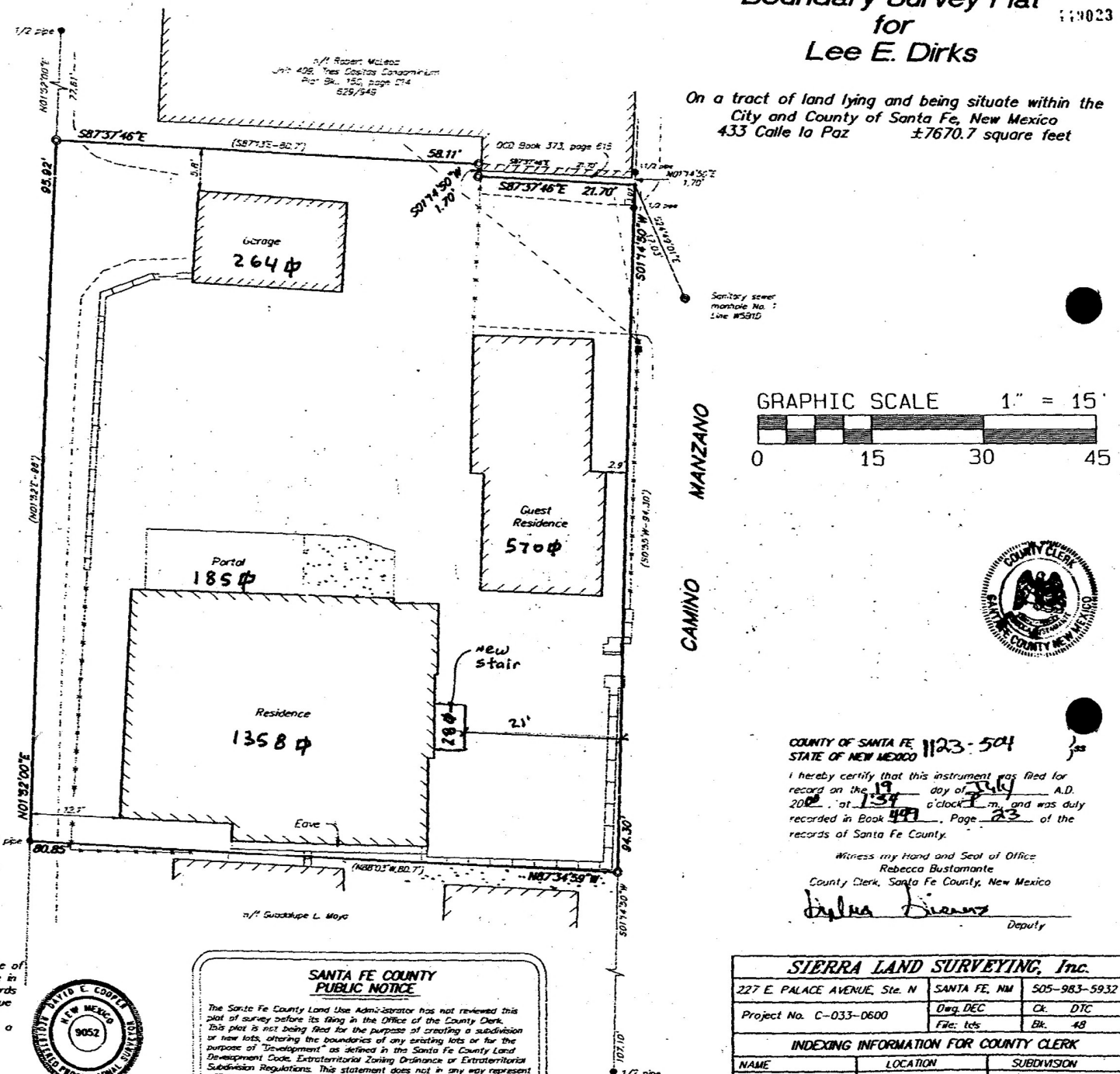
19023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle la Paz ±7670.7 square feet



VICINITY MAP

N



LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.

2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 350070-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

June 28, 2000

David E. Cooper

P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for 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.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE, STATE OF NEW MEXICO 1123-504 ss

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:39 o'clock P m. and was duly recorded in Book 491 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

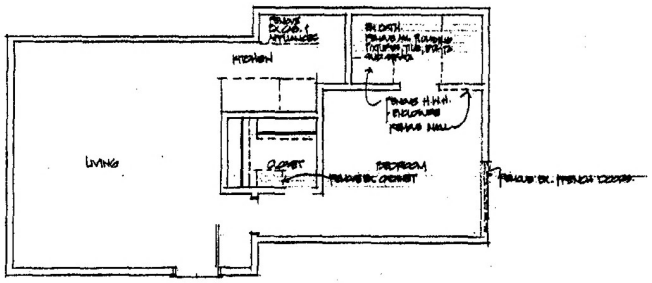
Deputy

SIERRA LAND SURVEYING, Inc.		
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932
Project No. C-033-0600	Dwg. DEC	Ck. DTC
	File: lots	Blk. 48

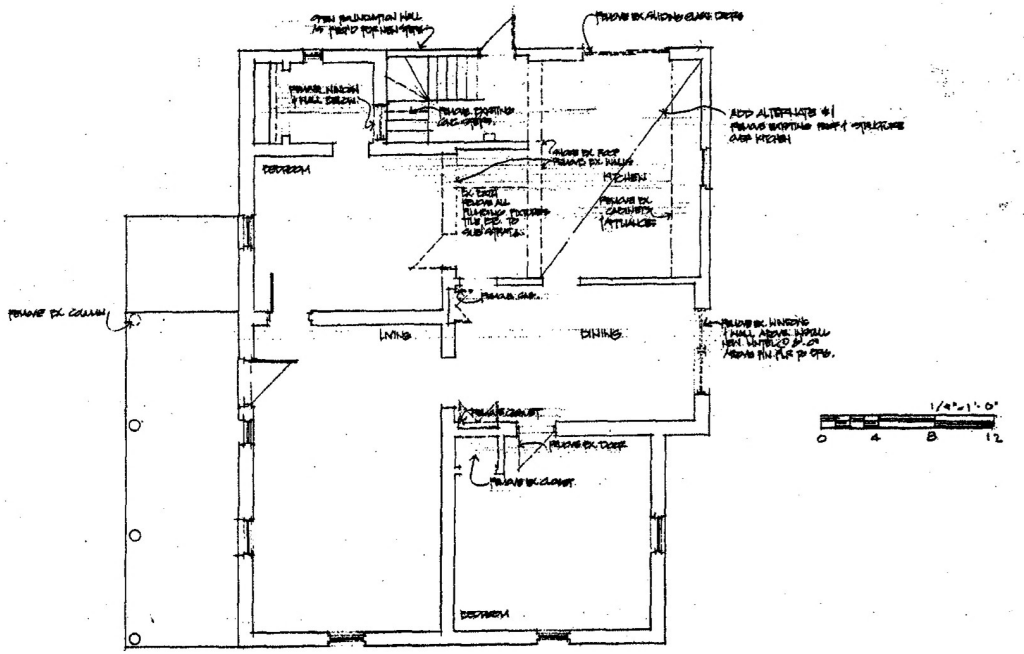
INDEXING INFORMATION FOR COUNTY CLERK

NAME	LOCATION	SUBDIVISION
Mary Neidorf	Sec. 30 T. 17N. R.10E.	n/a

U.P.C. 1-055-098-002-425



GUEST HOUSE

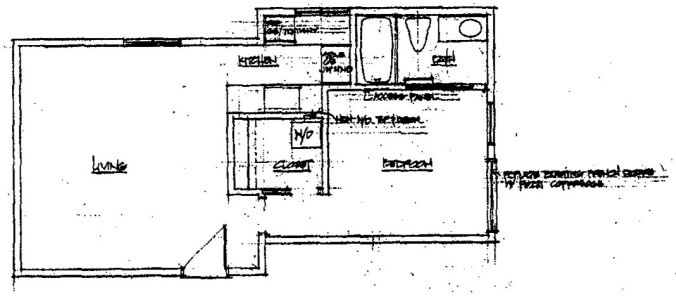


MAIN HOUSE

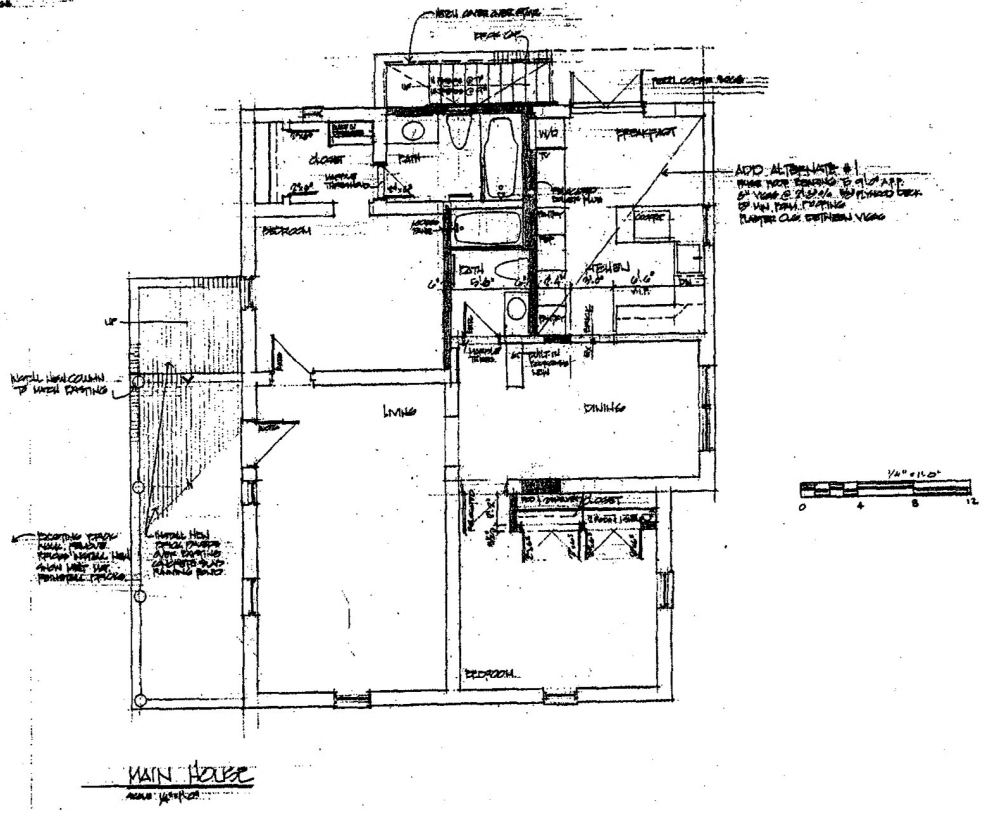
1/4"=1'-0"
0 4 8 12

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

PROJECT:
DAVID DIPPS RESIDENCE
Project Number:
Date:
Drawing Title:
DEMOLITION
Drawing Number:
D1



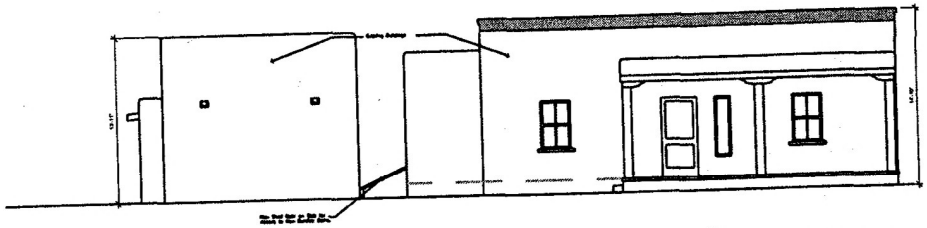
GUEST HOUSE



MAIN HOUSE

CRAIG HOOPES & ASSOCIATES
ARCHITECTS

PROJECT:
DAVID DIRKS RESIDENCE
Project Number:
Date:
Drawing Title:
FLOOR PLAN
Drawing Number:
A-1

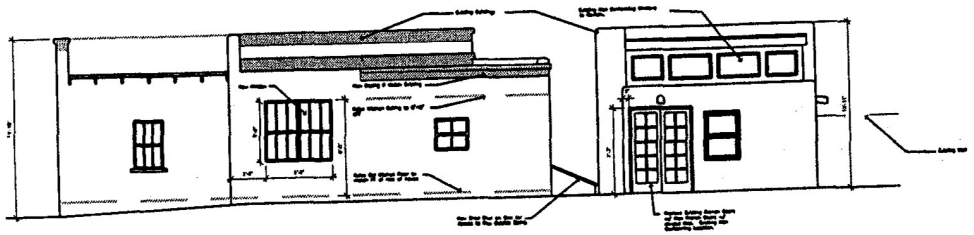


1 A2.0 LEFT ELEVATION
SCALE: 1/16"=1'-0"

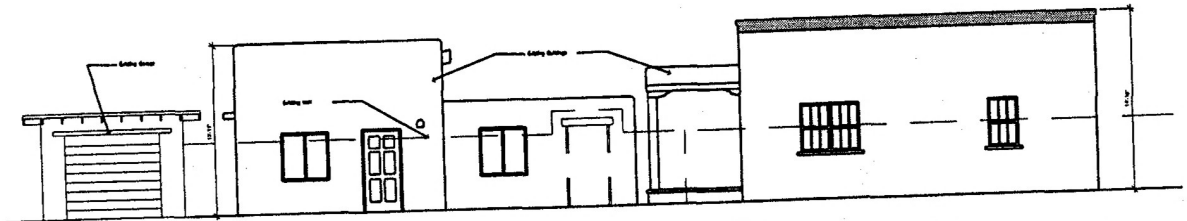


2 A2.0 BACK ELEVATION
SCALE: 1/16"=1'-0"

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



3 A2.0 RIGHT ELEVATION
SCALE: 1/16"=1'-0"



GRAPHIC SCALE 1/4"=1'-0"
0 4 8 12

4 A2.0 STREET ELEVATION
SCALE: 1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

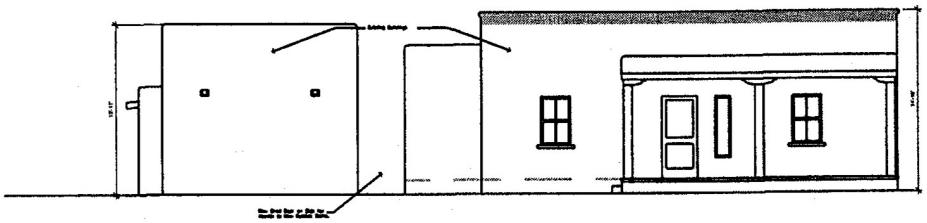
PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

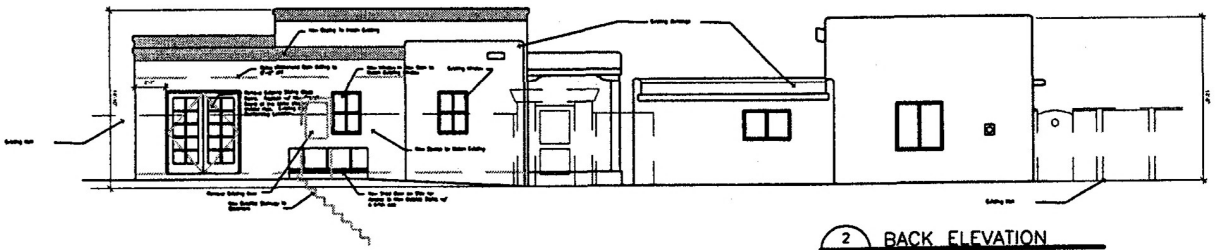
DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

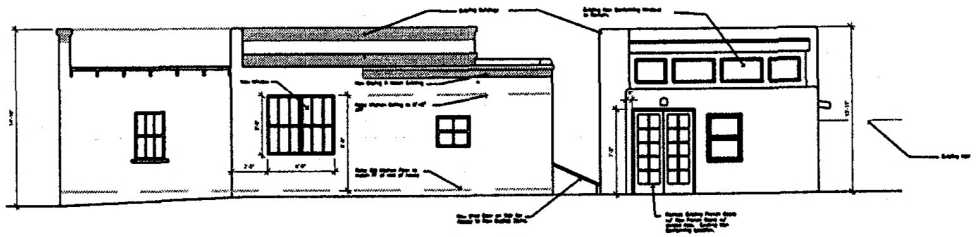
DRAWING NUMBER:
D-2.0



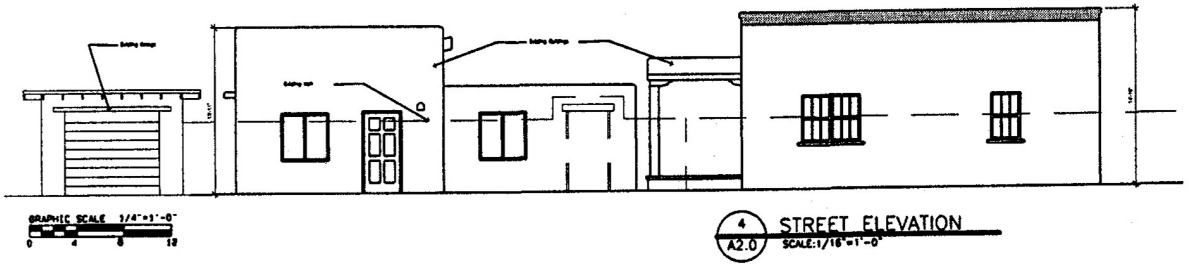
1 A2.0 LEFT ELEVATION
SCALE:1/16"=1'-0"



2 A2.0 BACK ELEVATION
SCALE:1/16"=1'-0"



3 A2.0 RIGHT ELEVATION
SCALE:1/16"=1'-0"



4 A2.0 STREET ELEVATION
SCALE:1/16"=1'-0"

CRAIG
HOOPES
& ASSOCIATES
ARCHITECTS

500 MONTEZUMA
SUITE 200-C
SANTA FE, NM 87501

PHONE: 505.986.1010
FAX: 505.986.9898
E-MAIL: cha@nets.com

PROJECT:
DAVID DIRKS RESIDENCE
433 CALLE LA PAZ
SANTA FE, NEW MEXICO

DRAWING TITLE:
ELEVATIONS

CADFILE:
ELEV.DWG
ISSUE DATE:
1 AUGUST 2001
LAST REVISION DATE:

DRAWING NUMBER:
A-2.1

RECEIVED
[redacted] 31 [redacted]
10:15 am

EXHIBIT (C)

HISTORIC DESIGN REVIEW BOARD APPLICATION FORM

Application Type: Preliminary Approval ( ) Final Approval ( )

Project Location: 433 Calle La Paz Santa Fe NM 87501

Owner: Lee Dirks / David Dirks Phone: 989 3656

Address: 433 Calle La Paz City, State, Zip Code: Santa Fe, NM 87501

Applicant: Craig Hoopes and Assoc Phone: 986 1010

Address: 500 Montezuma Ave Suite 200-C City, State, Zip Code: Santa Fe, NM 87501

Project Proposal: interior remodel, new outside stair

New Construction: Single-Family Residence ( ) Commercial ( )
Multi-Family Residence ( )

Other Construction: Demolition (✓) Remodel (✓) Addition ( ) Residential (✓)
Sign(s) ( ) Wall/Fence ( ) Antenna ( )

Have you met with a Historic Districts Case Planner for a preapplication visit? Yes (✓) No ( )

If yes, who? Alyssa Abbott Date? 7/27/01

Does the project include multi-story new construction or an addition which will increase the height of the subject building? Yes ( ) No (✓)

If yes, what is the appropriate streetscape height (as determined during your preapplication visit)?

_____

What is the proposed height as illustrated in your project? 14'-10"

Have you met with the appropriate Zoning staff in the Permit and Development Review Division to determine that your project conforms with the city's zoning standards? Yes (✓) No ( )

If yes, who? PHIL SHAFER Date? 7/27/01 Phil Shafer

If you have not met with Zoning staff, please do so prior to submitting for HDRB review. All cases must comply with zoning requirements prior to review by the HDRB. Meeting with staff prior to the HDRB review will aid in expediting the permit process. Call 984-6571 for more information on required zoning.

I certify that the documents submitted for Historic Design Review meet the minimum standards set forth in the Historic Districts Ordinance, Section 14-70 Santa Fe City Code 1987. Failure to meet these standards may result in rejection of my application. I also certify that I have met with a representative of the city's Zoning staff and verified the attached proposal is in compliance with the city's zoning requirements.

I agree to post notice of the proposed project on the site seven (7) days prior to the Historic Design Review Board meeting.

I am aware that a decision of the HDRB may be appealed by any aggrieved party within seven (7) days of the decision.

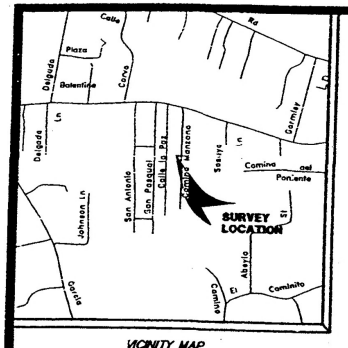
Michael Rodrigo
Signature of Applicant or Owner

7/31/01
Date

Boundary Survey Plat for Lee E. Dirks

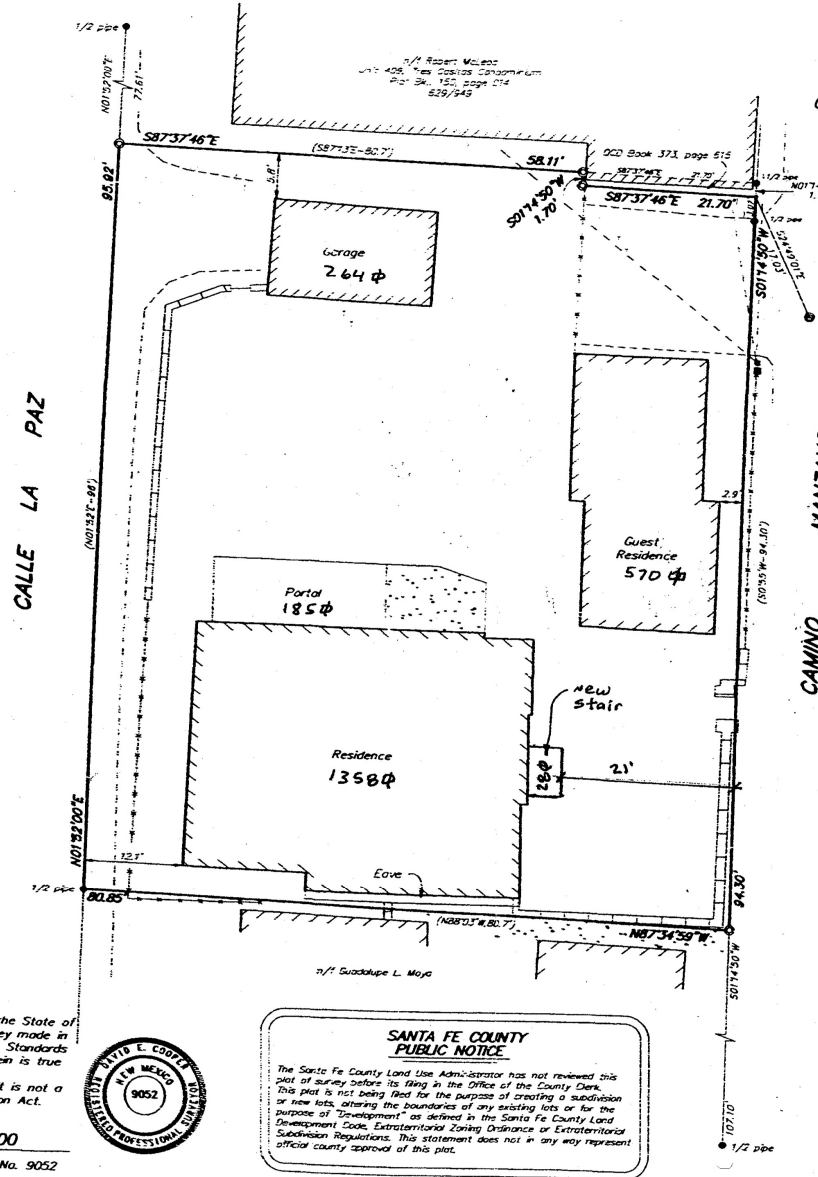
990023

On a tract of land lying and being situate within the City and County of Santa Fe, New Mexico
433 Calle lo Paz ±7670.7 square feet



VICINITY MAP





GRAPHIC SCALE 1" = 15'

0 15 30 45

LEGEND

- USGLO Brass Caps found and used.
- Points found and used as noted.
- 1/2" Capped iron pin set this survey.
- Utility poles and lines
- Utility boxes.
- Fences.
- Walls.
- Concrete.

NOTES

1.) Basis of survey and basis of bearing for this survey was taken from the west line of subject lot as described in Deed recorded in Misc. Book 295, page 708.

2. Bearings and distances in parenthesis are from the above noted plat.

3.) F.I.R.M. Panel No. 35007G-0005-C, Zone "C", Residence does not lies within a designated 100 year flood plain area.

CERTIFICATE

I, David E. Cooper, a duly registered Professional Surveyor in the State of New Mexico hereby certify that this plat represents an actual survey made in the field by me or under my direction, that it meets the Minimum Standards for Surveys in New Mexico and that the information contained herein is true and correct to the best of my knowledge, information and belief.

This is a boundary survey of an existing tract or tracts and it is not a land division or subdivision as defined by the New Mexico Subdivision Act.

David E. Cooper — June 28, 2000

P.S. No. 9052

DAVID E. COOPER NEW MEXICO 9052 REGISTERED PROFESSIONAL SURVEYOR

SANTA FE COUNTY PUBLIC NOTICE

The Santa Fe County Land Use Administrator has not reviewed this plat of survey before its filing in the Office of the County Clerk. This plat is not being filed for the purpose of creating a subdivision or new lots, altering the boundaries of any existing lots or for 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.

COUNTY CLERK SANTA FE COUNTY NEW MEXICO

COUNTY OF SANTA FE, STATE OF NEW MEXICO 1123-504 } ss

I hereby certify that this instrument was filed for record on the 19 day of July A.D. 2000 at 1:54 o'clock P m. and was duly recorded in Book 499 Page 23 of the records of Santa Fe County.

Witness my Hand and Seal of Office
Rebecca Bustamante
County Clerk, Santa Fe County, New Mexico

Deputy

SIERRA LAND SURVEYING, Inc.			
227 E. PALACE AVENUE, Ste. N	SANTA FE, NM	505-983-5932	
Project No. C-033-0600	Dwg. DEC	Ck. DTC	
	File: tds	Bk. 48	
INDEXING INFORMATION FOR COUNTY CLERK			
NAME	LOCATION	SUBDIVISION	
Mary Neidorf	Sec. 30 T. 17 N. R. 10 E.	n/a	
U.P.C. 1-055-098-002-425			

City of Santa Fe, New Mexico

memo

DATE: November 18, 2025

TO: Historic Districts Review Board

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

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

2025-011419-HDRB, 1020 Camino San Acacio, Downtown & Eastside Historic District, Non-contributing, Henry Avila, agent for Phillip Freese, owner, requests approval for new construction of a 740 sq. ft. detached garage to a height of 14'-6" where the maximum allowable is 15'-10".

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: Previous Case Documents

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** Historic Assessment

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

Sample motions:

One motion will be required in this case.

New Construction:

a. In case 2025-011419-HDRB, 1020 Camino San Acacio, approve or deny the application as submitted.

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

The property lies within the Historic Downtown Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

BACKGROUND & SUMMARY:

Streetscape:
The Camino San Acacio streetscape can be described as single-family residences consisting of Spanish-Pueblo Revival and Territorial design style structures with some eclectic structures in the area. Many of the structures were built in the 1950s to 1960s. As the area has seen more growth, new development has occurred into the early 2000s. The general area is in the juniper-piñon scrubland with some varying degrees in terrain elevation sloping down to the north and rising to the south.

Site Description:
The single-family residence located at 1020 Camino San Acacio is designated as Non-contributing to the Downtown and Eastside Historic District. The Santa Fe County Tax Parcel Map records the property as being built on a 0.14-acre lot in 1992 and comprised of 1,705 sq. ft. of roofed area. The property was constructed in the Spanish Pueblo Revival design style as seen by the flat roof, rounded parapets and divided lite windows.

PREVIOUS CASE SUMMARIES:

ARCHAEOLOGICAL REVIEW COMMITTEE:
On August 7, 1991, in Case No. AR-06-1991, 1020 Camino San Acacio, the Archaeological Review Committee voted to approve the archaeological reconnaissance report and granted archaeological clearance for lots 2a-2b at 1020 Camino San Acacio with a condition that monitoring of the footings be carried out by David Snow, archaeologist, for complete compliance with the code.

HISTORIC DISTRICTS REVIEW BOARD:
On January 8, 2008, in Case No. H-08-003, the Board approved the proposed 15’ wide by 5’ high vehicle gate and a stucco retaining wall at a maximum of 1’-6” above highest grade on a Non-contributing property with the conditions that the vehicle gate be more open in design with fewer vertical elements; that the stucco edges radius match that of the existing house; that there is no exterior lighting or that designs for exterior lighting be submitted to staff for approval before

submitting for a building permit; and that the small stone structure be retained unless proof of non-historic date is verified by staff.

ADMINISTRATIVE:
On February 27, 2012, in Case No. 2012-000022-ADMIN, staff approved a lot line adjustment and consolidation at 1020 and 1030 Camino San Acacio. No records are available for review.

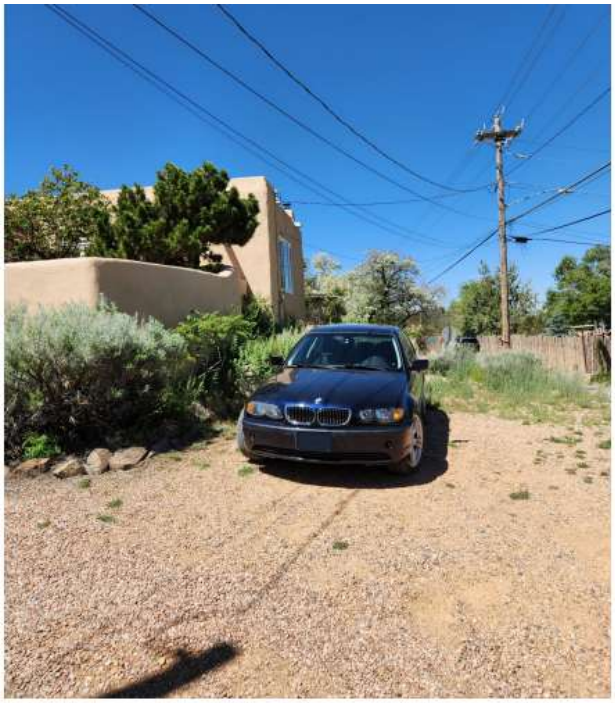
APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1) New construction of a 740 sq. ft. detached garage to a height of 14'-6" where the maximum allowable is 15'-10" in the Spanish Pueblo Revival architectural design style.

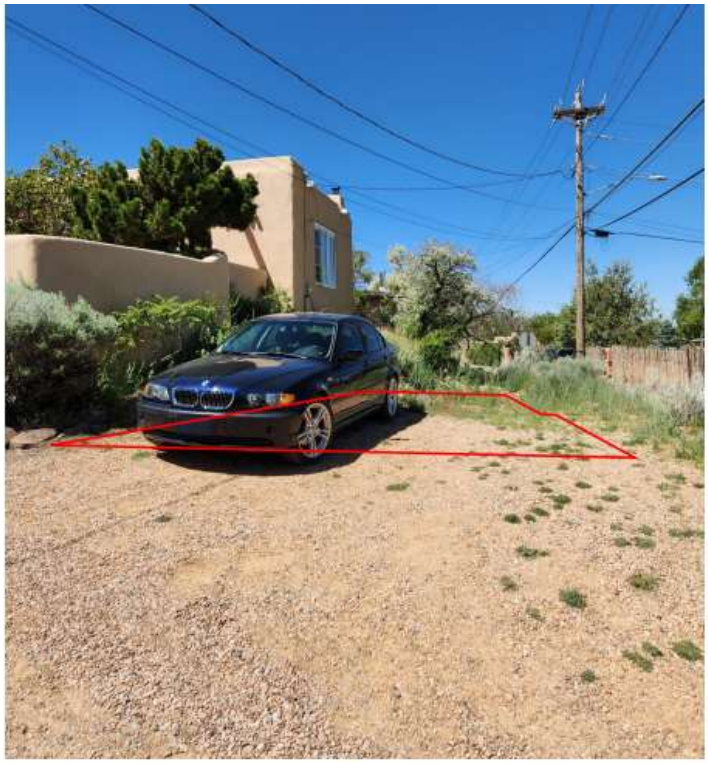


1020 CAMINO SAN ACACIO - THIS PAIR OF IMAGES SHOWS THE NORTH SIDE OF THE PROPERTY, VIEWED FROM THE STREET, SHOWING EXISTING HOUSE.

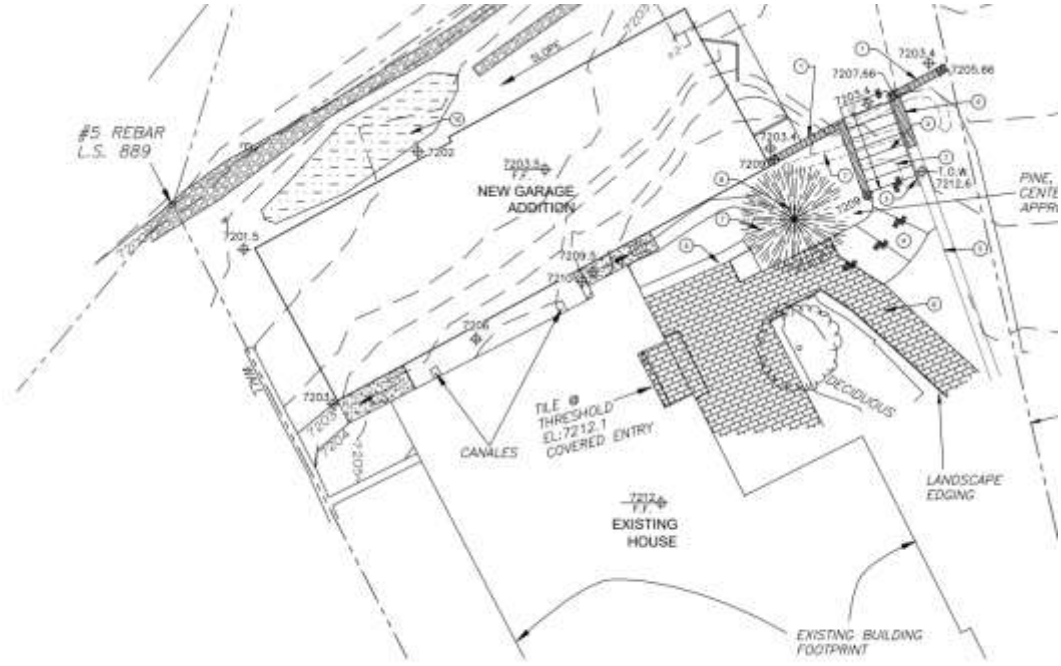




1020 CAMINO SAN ACACIO - THE VIEW FROM THE NORTHEAST CORNER OF THE PROPERTY. THE LEFT IMAGE LOOKS ALONG THE EAST SIDE OF THE HOUSE. THE RIGHT IMAGE LOOKS ALONG THE NORTH SIDE OF THE HOUSE, WHERE THE PROPOSED GARAGE WOULD BE.



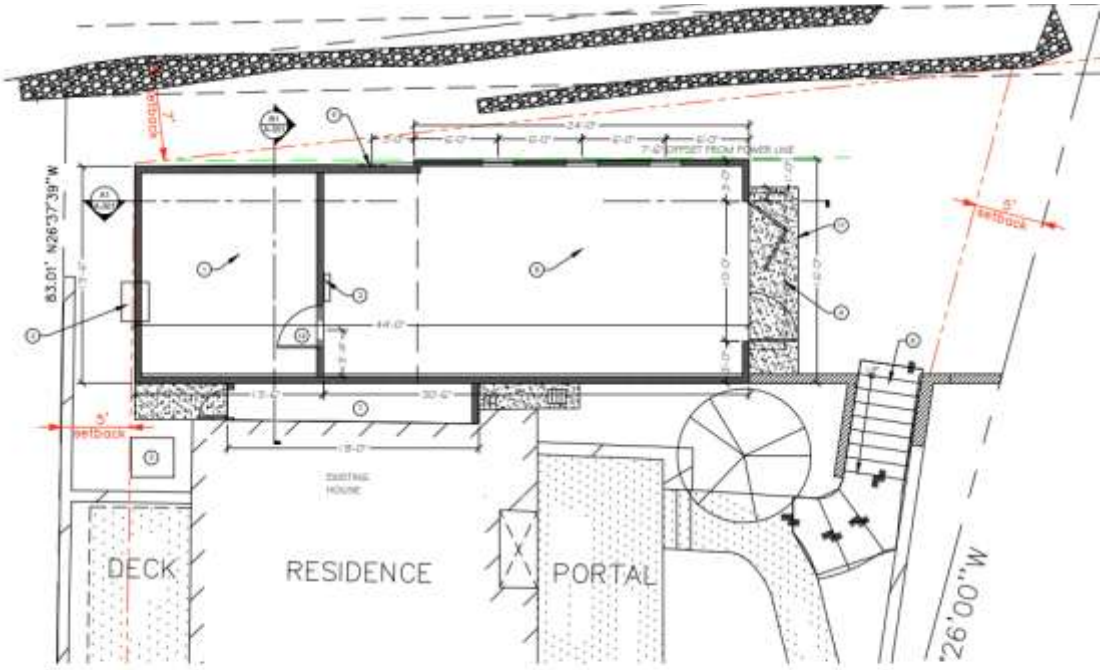
1020 CAMINO SAN ACACIO - VIEW OF NORTH SIDE OF PROPERTY, SHOWING THE APPROXIMATE LOCATION OF THE PROPOSED GARAGE.



A1 SITE PLAN - NEW

TRUE NORTH

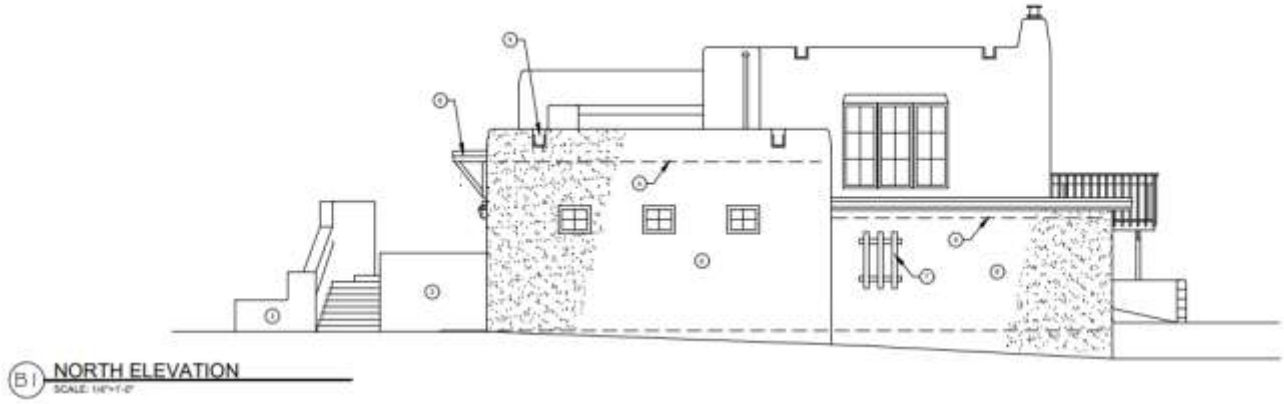
PLAN NORTH



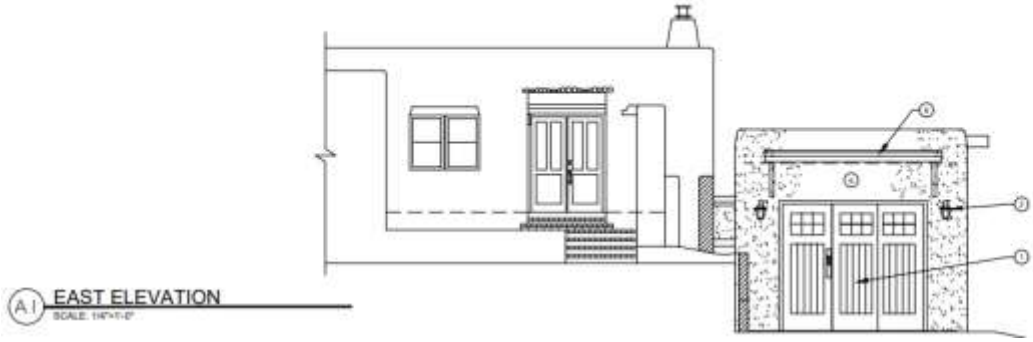
A1 FLOOR PLAN - NEW

TRUE NORTH

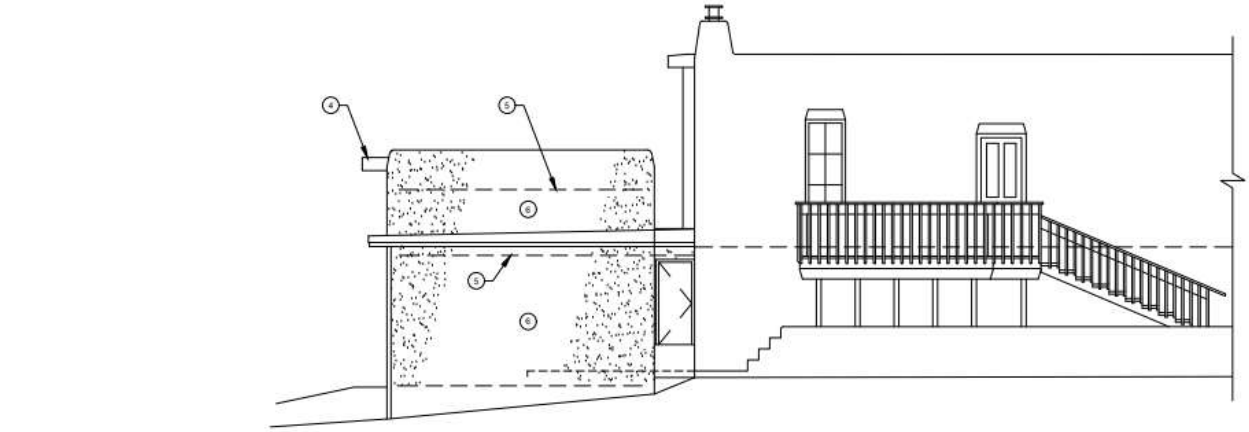
PLAN NORTH



B1 NORTH ELEVATION



A1 EAST ELEVATION



C1 WEST ELEVATION
SCALE: 1/4"=1'-0"

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1) General Purpose

In order to promote the economic, cultural, and general welfare of the people of the *city* and to ensure the harmonious, orderly and efficient growth and *development* of the *city* , it is deemed essential by the *governing body* that the qualities relating to the history of

Santa Fe, and a harmonious outward appearance, which preserve *property* values and attract tourists and residents alike, be preserved, some of these qualities being:

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

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

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

(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.

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

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

(1) General

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

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

(2) Additions

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

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

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

(d) Additions are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The addition shall not exceed fifty percent of the square footage of the existing footprint, and shall not exceed fifty percent of the existing dimension of the primary facade. To the extent

architecturally practicable, new additions shall be attached to any existing noncontributing portion of *structures* instead of attaching them to the significant or contributing portion.

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

(b) For all façades of significant, contributing and *landmark structures*, architectural features, finishes, and details other than doors and windows, shall be repaired rather than replaced. In the event *replacement* is necessary, the use of new material may be approved. The new material shall match the material being replaced in

composition, design, color, texture, and other visual qualities. *Replacement* or duplication of missing features shall be substantiated by documentation, physical or pictorial evidence.

(6) Roofs

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

(8) Archaeological Resources

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

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

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

(a) Applicability

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

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

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Stepbacks

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

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

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

(1) Old Santa Fe Style

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

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

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color, or have mural decorations;

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible; provided, that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located

under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complimentary colors. Windows, doors and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles; except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic; and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

DEFINITIONS:

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District.

ARCHITECTURAL
History Services

John W. Murphey
Architectural Historian/Researcher/Planner
Santa Fe, New Mexico
San Francisco Bay Area, California
john@archhistoryservices.com
Maryland Business Listing L- 17332974
New Mexico CRS: First Light Consulting, CRS #03-224084-00-8

September 10, 2025

Roy L. Woods, AIA
Conron & Woods Architects
1222 Luisa Street, Suite A
Santa Fe, NM 87505

RE: 1020 Camino San Acacio – House Build Date

Dear Mr. Woods:

Per your request, I reviewed historical aerial photographs and related materials to determine the approximate build date of a house at 1020 Camino San Acacio. This review included aerial imagery spanning from 1935 to 2001.

From the earliest clear image of the subject area in 1966 (Fig. 2) through a flight in 1992 (Fig. 6), when the lot was being developed, there is no evidence of the present building as a complete house. This conclusion is supported by a 1991 replat of the Ewing Subdivision, recorded earlier that year (Figs. 4 & 5) (Attachment 1.).

The notes on the replat provide important corroborating evidence that the property was then undeveloped. They state that the tract would be serviced by individual sewer and water connections and would be subject to terrain management regulations and an impact fee at the time of building permit application. Such provisions are standard when land is being prepared for future construction but would not ordinarily appear if the lot already contained a residence. Read in context, these notes indicate that the subdivision was intended to facilitate new development, reinforcing other evidence that no structures stood on the property at that time.

Based on this review, the evidence indicates that the current house was constructed around 1992, consistent with the Santa Fe County tax parcel entry for this property.

Please let me know if you have any questions.

Thank you,

John W. Murphey
Architectural Historian

Exhibits

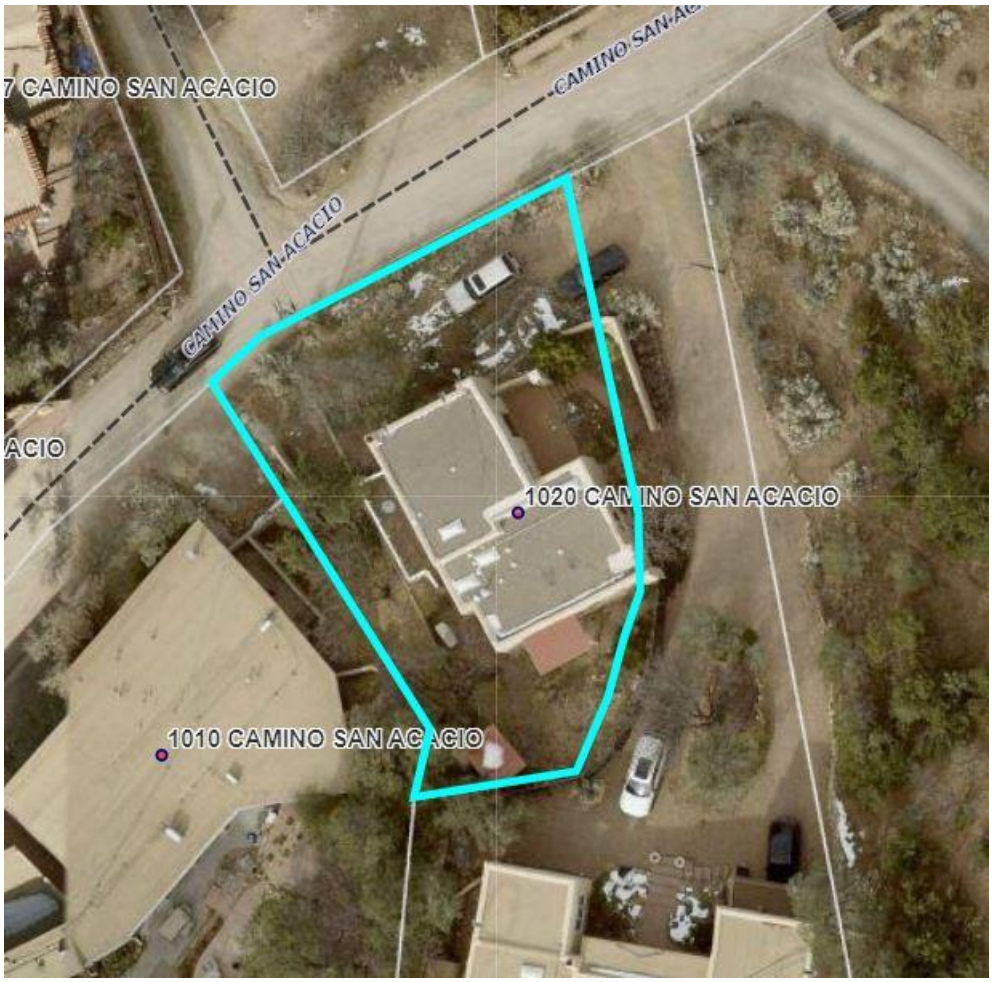


Figure 1: 2023 Santa Fe County Assessor satellite image of subject property.



Figure 2: May 2, 1966, aerial photograph. New Mexico Department of Transportation. No building present.



Figure 3: May 11, 1973, aerial photograph. New Mexico Department of Transportation. No building present.

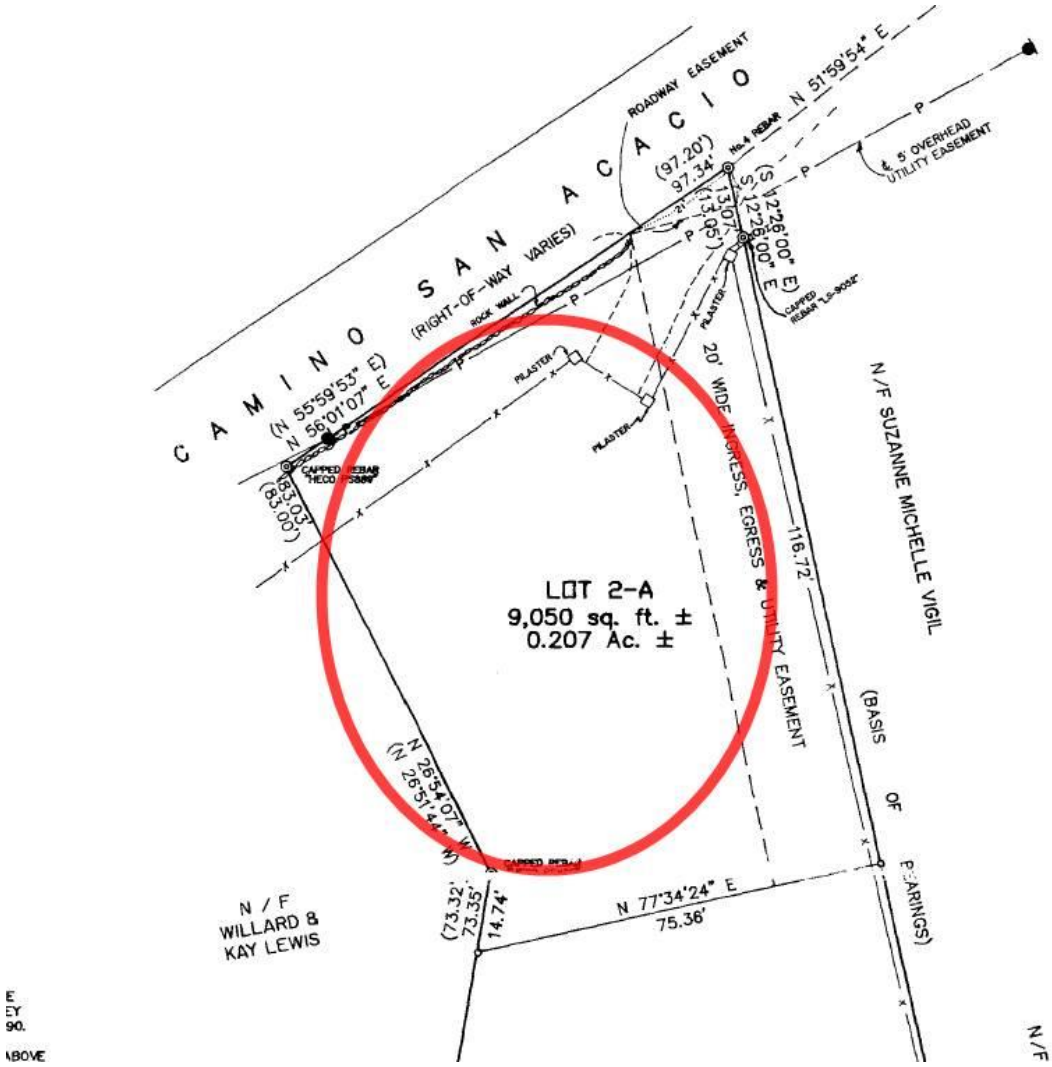


Figure 4: Portion of 1991 Replat of Lot 2 holding the subject property. Santa Fe County Instrument # 744688.

Said tract containing 0.207 acre more or less.

All as shown on that tract of survey by James J. Medrano, N.M.P.S. No. 5217, dated June 10, 1991, titled "Plat of Survey Showing Replat of Lot 2 of the Ewing Subdivision for Charlynne and Gordon P. Crawford, Camino San Acacio, Santa Fe, New Mexico," Job No. 91-68, L-294.

THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON H.U.D. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35 0070 0009 B, EFFECTIVE DATE NOVEMBER 4, 1988.

LOTS TO BE SERVICED BY INDIVIDUAL SEWER AND WATER LINES.

APPLICANT MUST COMPLY WITH TERRAIN MANAGEMENT REGULATIONS (SFCC 14-90) AT THE TIME OF BUILDING PERMIT APPLICATION.

PURSUANT TO ORDINANCE 1991-5, AN IMPACT FEE HAS BEEN ASSESSED ON THIS PROPERTY. ANYONE INTENDING TO BUILD ON THESE LOTS SHOULD CONTACT STAFF AT CITY HALL.

Figure 5: Portion of 1991 Replat of Lot 2 holding the subject property. Santa Fe County Instrument # 744688.



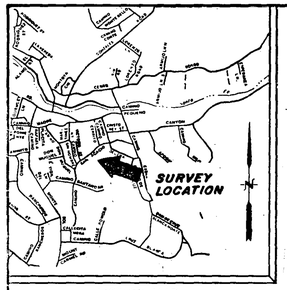
Figure 6: 1992 aerial photograph. City of Santa Fe GIS Division. House may be under construction.



Figure 6: 2001 aerial photograph. City of Santa Fe GIS Division. House is present.

Attachment

1: 1991 “Plat of Survey Showing Re-Plat of Lot 2.”



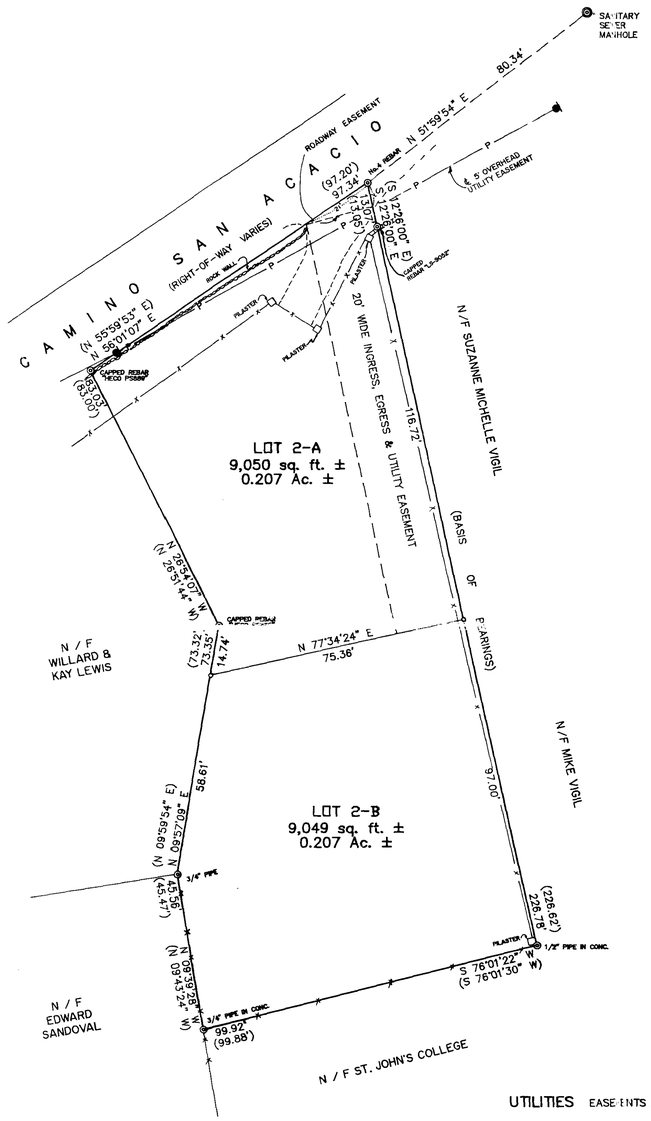
VICINITY MAP

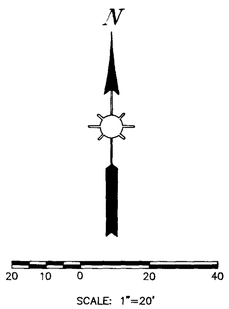
LEGEND

- POINTS FOUND AND USED AS NOTED
- No. 4 REBAR W/CAP SET THIS SURVEY

NOTES:

1. BASIS OF BEARINGS FOR THIS SURVEY WAS TAKEN FROM THE EAST BOUNDARY OF LOT 2 AS SHOWN ON A PLAT OF SURVEY BY DAVID E. COOPER, L.S. No.9052, DATED DECEMBER 8, 1990.
2. BEARINGS AND DISTANCES IN PARENTHESIS ARE FROM THE ABOVE NOTED DOCUMENT.
3. 5' OVERHEAD PUBLIC SERVICE Co. OF NEW MEXICO & MTN. STATES TEL. & TEL. Co. EASEMENT RECORDED IN BOOK 147 MISC., PAGE 267.





SCALE: 1"=20'

Two tracts of land being a portion of Lot 2, within the limits of the City of Santa Fe, Santa Fe County, New Mexico, being more particularly described as follows:

Lot 2-A

Beginning at the northeast corner of the herein described tract of land, from which point, a City of Santa Fe Sanitary Sewer Manhole on Camino San Acacio bears North 51°59'54" East, 80.34 feet; thence from said point and place of beginning South 12°26'00" East, 129.79 feet to the southeast corner of said tract; thence South 77°34'24" West, 75.36 feet to the southwest corner of said tract; thence North 09°57'09" East, 14.74 feet; thence North 26°54'07" West, 83.03 feet to the northwest corner of said tract; thence North 56°01' 7" East, 97.34 feet to the point and place of beginning.

Said tract of land containing 0.207 acre more or less.

Lot 2-B

Beginning at the northeast corner of the herein described tract of land, from which point, a City of Santa Fe Sanitary Sewer Manhole on Camino San Acacio bears North 12°26'00" West, 129.79 feet; thence North 51°59'54" East, 80.34 feet; thence from said point and place of beginning, South 12°26'00" East, 97.00 feet to the southeast corner of said tract; thence South 76°01'22" West, 99.92 feet to the southwest corner of said tract; thence North 09°39'28" West, 45.56 feet; thence North 09°57'09" East, 58.61 feet to the northwest corner of said tract; thence North 77°34'24" East, 75.36 feet to the point and place of beginning.

Said tract containing 0.207 acre more or less.

All as shown on that tract of survey by James J. Medrano, N.M.P.S. No. 5217, dated June 10, 1991, titled "Plat of Survey Showing Replat of Lot 2 of the Ewing Subdivision for Charlynne and Gordon P. Crawford, Camino San Acacio, Santa Fe, New Mexico," Job No. 91-68, L-294.

THIS TRACT LIES OUTSIDE THE FLOOD HAZARD AREA AS SHOWN ON H.U.D. FLOOD INSURANCE MAP, COMMUNITY PANEL NO. 35 0070 0009 B, EFFECTIVE DATE NOVEMBER 4, 1988.

LOTS TO BE SERVICED BY INDIVIDUAL SEWER AND WATER LINES.

APPLICANT MUST COMPLY WITH TERRAIN MANAGEMENT REGULATIONS (SFCC 14-90) AT THE TIME OF BUILDING PERMIT APPLICATION.

PURSUANT TO ORDINANCE 1991-5, AN IMPACT FEE HAS BEEN ASSESSED ON THIS PROPERTY. ANYONE INTENDING TO BUILD ON THESE LOTS SHOULD CONTACT STAFF AT CITY HALL.

SURVEYOR'S CERTIFICATE

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I HEREBY CERTIFY THAT THIS PLAT IS AN ACCURATE DELINEATION OF A SURVEY COMPLETED UNDER MY DIRECTION, ON JUNE 10, 1991.
I FURTHER CERTIFY THAT THIS SURVEY MEETS OR EXCEEDS THE MINIMUM STANDARDS FOR LAND SURVEYS IN NEW MEXICO, ADOPTED BY THE NEW MEXICO STATE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYOR'S

LANDMARK SURVEYS
P. O. BOX 6714
SANTA FE, N. M. 87502

JAMES J. MEDRANO
N.M.P.S. No. 5217

REGISTERED PROFESSIONAL STATE OF NEW MEXICO 5217 JAMES J. MEDRANO

UTILITIES

EASEMENTS ARE GRANTED FOR ALL EXISTINGS UTILITIES.

PUBLIC SERVICE COMPANY OF NEW MEXICO — 6-17-91 DATE

SANGRE DE CRISTO WATER COMPANY — 6-18-91 DATE

GAS COMPANY OF NEW MEXICO — 6/18/91 DATE

U.S. WEST COMMUNICATIONS — 6-17-91 DATE

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:
THAT THE UNDERSIGNED OWNERS HAVE CAUSED TO BE SUBDIVIDED, THE LAND SHOWN HEREON, LYING AND BEING SITUATE WITHIN THE 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 OWNERS, SAID OWNERS DO HEREBY GRANT EASEMENTS TO THE PUBLIC FOR THEIR USE FOREVER AS SHOWN HEREON.

CHARLYNNE CRAWFORD — GORDON P. CRAWFORD

STATE OF NEW MEXICO } SS
COUNTY OF NEW MEXCIO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 1991, BY CHARLYNNE CRAWFORD AND 18th DAY OF July, 1991, BY GORDON P. CRAWFORD.

OFFICIAL SEAL
Celia Medrano
CELIA MEDRANO
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 3-27-92

AFFIDAVIT

THIS SUBDIVISION LIES WITHIN THE PLANNING JURISDICTION OF THE CITY OF SANTA FE, NEW MEXICO.

CHARLYNNE CRAWFORD — GORDON P. CRAWFORD

STATE OF NEW MEXICO } SS
COUNTY OF NEW MEXCIO }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF June, 1991, BY CHARLYNNE CRAWFORD AND 18th DAY OF July, 1991, BY GORDON P. CRAWFORD.

OFFICIAL SEAL
Celia Medrano
CELIA MEDRANO
NOTARY PUBLIC - STATE OF NEW MEXICO
My Commission Expires 3-27-92

APPROVALS

APPROVED BY THE SUMMARY COMMITTEE OF THE CITY OF SANTA FE AT ITS MEETING OF 7-9, 1991.

Louise Liverpool — CHAIRMAN
Patricia M. Gonzales — SECRETARY

REVIEWED ON THE 31ST DAY OF July 1991. David J. Montano — CITY ENGINEER

REVIEWED ON THE 31 DAY OF July 1991. Jeanne Price — CITY PLANNER

REVIEWED ON THE 26 DAY OF July 1991. — PUBLIC WORKS DIRECTOR

COUNTY CLERK SANTA FE COUNTY NEW MEXICO JONA G. ARMIJO

744688

COUNTY OF SANTA FE } SS
STATE OF NEW MEXICO }
I hereby certify that this instrument was filed for record on the 31 day of July A.D. 19 91 at 10:50 o'clock A.m. and was duly recorded in book 226 page 001 of the records of Santa Fe County.
Witness my Hand and Seal of Office
Jona G. Armijo
County Clerk, Santa Fe County, N.M.
Marcella Saiz
Deputy

PLAT OF SURVEY SHOWING REPLAT OF LOT 2

OF THE EWING SUBDIVISION FOR
CHARLYNNE AND GORDON P. CRAWFORD
CAMINO SAN ACACIO
SANTA FE, NEW MEXICO

L-294

CITY OF SANTA FE HISTORIC PRESERVATION DIVISION
HISTORIC DISTRICTS APPLICATION

Applicant Information (to be completed by the Applicant)

Date: 6/9/2025 Location of Project: 1020 Camino San Acacio

Applicant

Name: Conron & Woods Architects

Phone: 505-983-6948 Email: office@conronandwoods.com

Property Owner

Name: Zelma Long & Philip Freese

Phone: Z: 707-479-2386 P: 707-583-4256 Email: ZELMALONG@ME.COM / PFWINE@CS.COM

Proposed Work:

Garage & Site Improvement (stairs)

At a minimum these materials will be required in addition to this application form:

- Proposal letter stating the details of the scope of work.
- Site plan or map of the project area with the location of the work noted on the map.
- Photos of the current condition of the areas of work.
- Scaled floor plan and elevations if appropriate to your project.

Provide all information digitally to mgsargent@santafenm.gov . See the HPD webpage for detailed instruction. https://www.santafenm.gov/land-use/historic-preservation/hpd-procedures

Examples of Maintenance and Repair Requests:

Re-roof	*Solar	Concrete	Stucco and Paint
Skylights	Brick Coping	Hardscaping	*Windows and Doors
Canales	*Fences, Walls, and Gates	Exterior Lights	Mechanical Equipment

*May require HDRB approval.

Examples of HDRB Requests:
Demolition, Status Review, Removal of Historic Material, Additional Square Footage**, Remodel**, Window and Door Replacement**
**District dependent

Project Details Section (to be completed by Applicant)

Projects may require HDRB approval. Please submit this application form in addition to the list of materials and requirements for HDRB approval, whic can be found at https://www.santafenm.gov/land-use/historic-preservation/hdrb-hearings-and-cases .

New Construction	Remodel
[X]	[ ]
Sq. Ft. of project: 740	Sq. Ft. of project: _____

Construction Cost: $425,000.00

AFIDAVIT AUTHORIZING AGENT/APPLICANT

As the Owner and holder of title of the above listed property I/we authorize the Agent/Applicant to act on my/our behalf to execute this application.

Print Name PHILLIP FREESE

Signature Phillip Freese

1020 Camino San Acacio

Preliminary Zoning Review Worksheet

City of Santa Fe Land Use Department

To Be Completed By Applicant:	**Site Address:**
Date Submitted: 6/5/2025	1020 Camino San Acacio
Property Owner of Record: Philip K. Freese & Zelma R. Long	**Proposed Construction Description:** New Construction Garage
Applicant/Agent Name: Henry Avila	
Contact Person Phone Number: (505) 983- 6948	**TOTAL ROOF AREA:** 740 sq. ft.

Zoning District: _____

Overlay: ☐ Escarpment _____
☐ Flood Zone*
☒ Other: Downtown & Eastside HD

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

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

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

Use of Structure: ☑ Residential
☐ Commercial Type of Use: _____

Terrain: ☐ 30% slopes _____

Lot Coverage : 37 %
☐ Open Space Required: _____

Setbacks:
Proposed Front: 7' Minimum: 7'
2nd Front? _____
Proposed Rear: 76' Minimum: 15'
Proposed Sides: L 5' R 17' Minimum: 5'

Height: Proposed 14'- 6"
Maximum Height: 24' or
☐ Regulated by Historic Districts Ordinance
☐ Regulated by Escarpment District

Parking Spaces:
Proposed _____ Accessible _____
Minimum: _____

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

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

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

Henry Avila [☐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 6-5-2025

To Be Completed By City Staff: 2025-010761-PAR

Additional Agency Review if Applicable:
☑ Escarpment Approval by STV Date: 7/02/25
☐ Flood Plain Approval by _____ Date: __/__/__
☐ Traffic Engineering Approval by _____ Date: __/__/__
Notes: Shall comply w/ C.14-5.6 and C.14-8.2.

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

REVIEWER: Rachael Hannan **DATE:** 07/02/2025

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

Revised 20 November 2020

CONRON & WOODS
ARCHITECTS

June 9, 2025

Historic Districts Review Board
City of Santa Fe
P.O. Box 909
Santa Fe, NM 87505-0909

Re: HDRB Application
Proposed Garage and Site Improvement at 1020 Camino San Acacio

To the Historic Districts Review Board:

With this submission, we are proposing the construction of a new garage and exterior steps at 1020 Camino San Acacio. The property is located at the intersection of Camino San Acacio and Victoria Street, approximately three hundred feet east of Camino Don Miguel, in the Downtown and Eastside historic district. The existing residence was built in 1992.

PROPOSED PROJECT

- The proposed new 740 square foot garage will have a footprint of approximately 44'-0" by 16'-0".
- It will consist of two interior spaces, vehicle storage in the eastern portion, with a wine storage room at the west. At the eastern side, the roof will be approximately 14'-6" in height from finished grade. At the western side, the roof will step down to 9'-6" above grade.
- The lot is 6,098 square feet. The home is 1,500 sf. With the new garage, lot coverage will be 37%.

SITE

- The proposed garage will be built in front of the existing house.
- The property has an existing grade change of approximately 12 feet from the front door to the street. The new garage will be situated at approximately 9'-0" below the front door threshold, in an area currently used for parking.
- A set of new exterior stairs will be constructed next to the garage leading up to the entry terrace by the front door.

CONSTRUCTION

- The garage's construction will be reinforced CMU walls with a parapet and stucco finish.
- The stucco finish will have bullnose corners, radius to be determined.
- The foundation construction will include helical piers.
- Three fixed, divided lite windows, with painted wood trim, will be placed on the north wall, facing the street. An ornamental painted wood grille will be placed on the western portion of the building facing the street.

CONRON & WOODS
ARCHITECTS

- The garage entry will consist of a combination folding carriage door and person door. These will incorporate glazing and be painted wood.
- A small roof overhang will extend over this entry.
- Exterior lighting will consist of a pair of lantern style lights mounted at either side of the garage doors. These lights will be Night Sky compliant and will have a dark bronze finish.
- Stucco color will be El Rey "Ceramic Beige."
- Paint color at trim will be Sherwin Williams "Pure White" SW7005.

Please also see photographs and other accompanying documents following this letter.

We trust that this description and the accompanying documentation provide a satisfactory picture of the project. If any additional information is required, let us know.

Thank you for your consideration.

Sincerely,

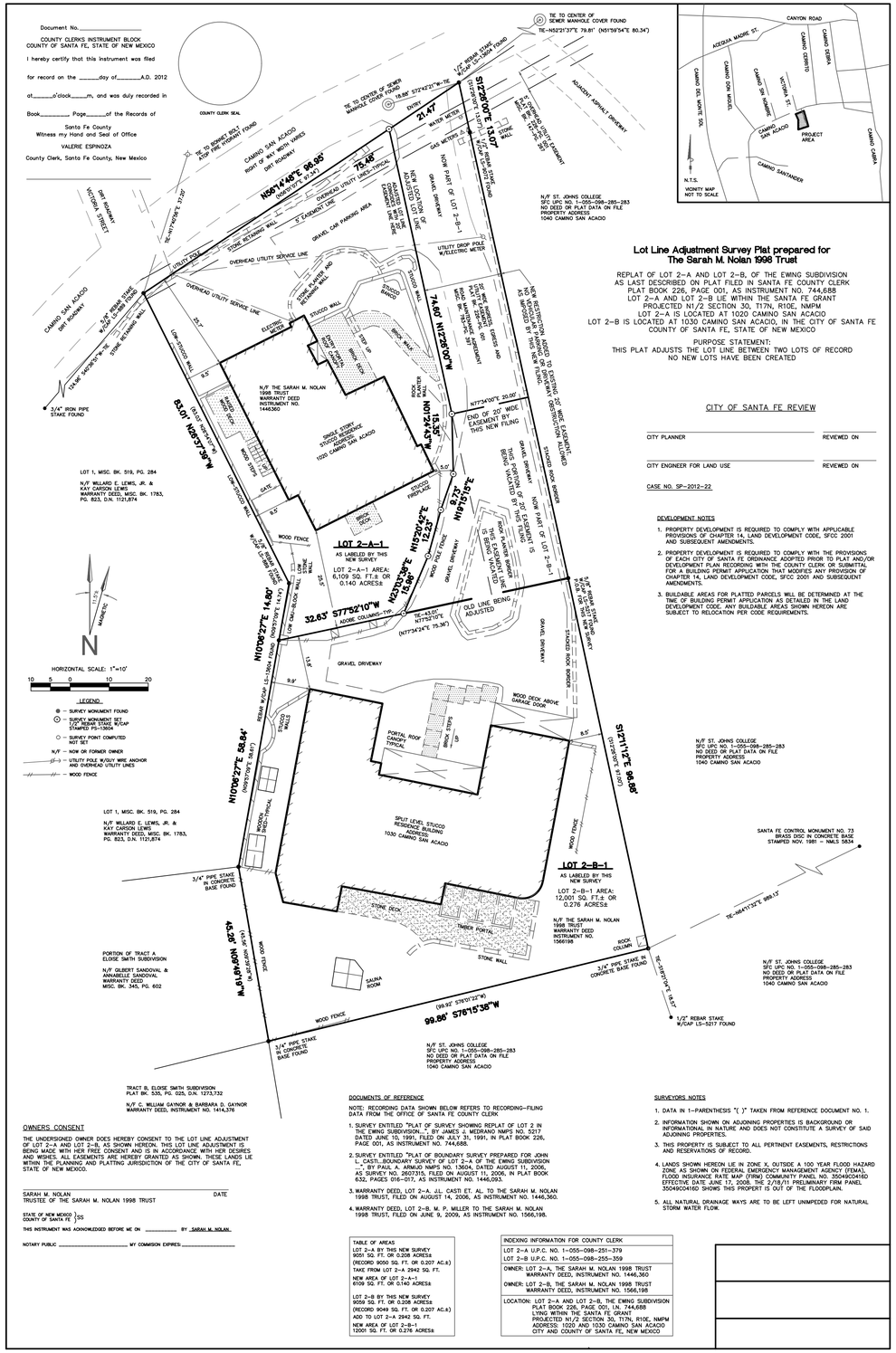


Henry Avila
Project Manager
Conron & Woods Architects

CONRON & WOODS
ARCHITECTS

PLAN DRAWINGS
PROPOSED GARAGE AT 1020 CAMINO SAN ACACIO

- Survey showing existing site conditions.
- Site Plan – Existing/Demo
- Site Plan – New
- Floor Plan
- Exterior Elevations
- Building Sections



Lot Line Adjustment Survey Plat prepared for The Sarah M. Nolan 1998 Trust

REPLAT OF LOT 2-A AND LOT 2-B, OF THE EWING SUBDIVISION
AS LAST DESCRIBED ON PLAT FILED IN SANTA FE COUNTY CLERK
PLAT BOOK 226, PAGE 001, AS INSTRUMENT NO. 744,688
LOT 2-A AND LOT 2-B LIE WITHIN THE SANTA FE GRANT
PROJECTED N1/2 SECTION 30, T17N, R10E, NMPM
LOT 2-A IS LOCATED AT 1020 CAMINO SAN ACACIO
LOT 2-B IS LOCATED AT 1030 CAMINO SAN ACACIO, IN THE CITY OF SANTA FE
COUNTY OF SANTA FE, STATE OF NEW MEXICO

PURPOSE STATEMENT:
THIS PLAT ADJUSTS THE LOT LINE BETWEEN TWO LOTS OF RECORD
NO NEW LOTS HAVE BEEN CREATED

CITY OF SANTA FE REVIEW

CITY PLANNER _____ REVIEWED ON _____

CITY ENGINEER FOR LAND USE _____ REVIEWED ON _____

CASE NO. SP-2012-22

DEVELOPMENT NOTES

1. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH APPLICABLE PROVISIONS OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
2. PROPERTY DEVELOPMENT IS REQUIRED TO COMPLY WITH THE PROVISIONS OF EACH CITY OF SANTA FE ORDINANCE ADOPTED PRIOR TO PLAT AND/OR DEVELOPMENT PLAN RECORDING WITH THE COUNTY CLERK OR SUBMITTAL FOR A BUILDING PERMIT APPLICATION THAT MODIFIES ANY PROVISION OF CHAPTER 14, LAND DEVELOPMENT CODE, SFCC 2001 AND SUBSEQUENT AMENDMENTS.
3. BUILDABLE 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.

OWNERS CONSENT

THE UNDERSIGNED OWNER DOES HEREBY CONSENT TO THE LOT LINE ADJUSTMENT OF LOT 2-A AND LOT 2-B, AS SHOWN HEREON. THIS LOT LINE ADJUSTMENT IS BEING MADE WITH HER FREE CONSENT AND IS IN ACCORDANCE WITH HER DESIRES AND WISHES. ALL EASEMENTS ARE HEREBY GRANTED AS SHOWN. THESE LANDS LIE WITHIN THE PLANNING AND PLATTING JURISDICTION OF THE CITY OF SANTA FE, STATE OF NEW MEXICO.

SARAH M. NOLAN DATE
TRUSTEE OF THE SARAH M. NOLAN 1998 TRUST

STATE OF NEW MEXICO)
COUNTY OF SANTA FE) SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ BY SARAH M. NOLAN.

NOTARY PUBLIC _____ MY COMMISION EXPIRES: _____

DOCUMENTS OF REFERENCE

NOTE: RECORDING DATA SHOWN BELOW REFERS TO RECORDING-FILING DATA FROM THE OFFICE OF SANTA FE COUNTY CLERK.

1. SURVEY ENTITLED "PLAT OF SURVEY SHOWING REPLAT OF LOT 2 IN THE EWING SUBDIVISION..", BY JAMES J. MEDRANO NMPS NO. 5217 DATED JUNE 10, 1991, FILED ON JULY 31, 1991, IN PLAT BOOK 226, PAGE 001, AS INSTRUMENT NO. 744,688.
2. SURVEY ENTITLED "PLAT OF BOUNDARY SURVEY PREPARED FOR JOHN L. CASTI..BOUNDARY SURVEY OF LOT 2-A OF THE EWING SUBDIVISION ...", BY PAUL A. ARMIJO NMPS NO. 13604, DATED AUGUST 11, 2006, AS SURVEY NO. 2607315, FILED ON AUGUST 11, 2006, IN PLAT BOOK 632, PAGES 016-017, AS INSTRUMENT NO. 1446,093.
3. WARRANTY DEED, LOT 2-A, JLL CASTI ET. AL. TO THE SARAH M. NOLAN 1998 TRUST, FILED ON AUGUST 14, 2006, AS INSTRUMENT NO. 1446,360.
4. WARRANTY DEED, LOT 2-B, M. P. MILLER TO THE SARAH M. NOLAN 1998 TRUST, FILED ON JUNE 9, 2009, AS INSTRUMENT NO. 1566,198.

SURVEYORS NOTES

1. DATA IN 1-PARENTHESIS "( )" TAKEN FROM REFERENCE DOCUMENT NO. 1.
2. INFORMATION SHOWN ON ADJOINING PROPERTIES IS BACKGROUND OR INFORMATIONAL IN NATURE AND DOES NOT CONSTITUTE A SURVEY OF SAID ADJOINING PROPERTIES.
3. THIS PROPERTY IS SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.
4. LANDS SHOWN HEREON LIE IN ZONE X, OUTSIDE A 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 35049C0416D EFFECTIVE DATE JUNE 17, 2008. THE 2/18/11 PRELIMINARY FIRM PANEL 35049C0416D SHOWS THIS PROPERT IS OUT OF THE FLOODPLAIN.
5. ALL NATURAL DRAINAGE WAYS ARE TO BE LEFT UNIMPEDED FOR NATURAL STORM WATER FLOW.

TABLE OF AREAS
LOT 2-A BY THIS NEW SURVEY: 9059 SQ. FT. OR 0.208 ACRES± (RECORD 9050 SQ. FT. OR 0.207 AC.±)
TAKE FROM LOT 2-A 2942 SQ. FT.
NEW AREA OF LOT 2-A-1 6109 SQ. FT. OR 0.140 ACRES±
LOT 2-B BY THIS NEW SURVEY: 9059 SQ. FT. OR 0.208 ACRES± (RECORD 9049 SQ. FT. OR 0.207 AC.±)
ADD TO LOT 2-A 2942 SQ. FT.
NEW AREA OF LOT 2-B-1 12001 SQ. FT. OR 0.276 ACRES±

INDEXING INFORMATION FOR COUNTY CLERK
LOT 2-A U.P.C. NO. 1-055-098-251-379
LOT 2-B U.P.C. NO. 1-055-098-255-359
OWNER: LOT 2-A, THE SARAH M. NOLAN 1998 TRUST WARRANTY DEED, INSTRUMENT NO. 1446,360
OWNER: LOT 2-B, THE SARAH M. NOLAN 1998 TRUST WARRANTY DEED, INSTRUMENT NO. 1566,198
LOCATION: LOT 2-A AND LOT 2-B, THE EWING SUBDIVISION PLAT BOOK 226, PAGE 001, IN. 744,688 LYING WITHIN THE SANTA FE GRANT PROJECTED N1/2 SECTION 30, T17N, R10E, NMPM ADDRESS: 1020 AND 1030 CAMINO SAN ACACIO CITY AND COUNTY OF SANTA FE, NEW MEXICO

A1 SITE SURVEY
SCALE: 1:20

TRUE NORTH

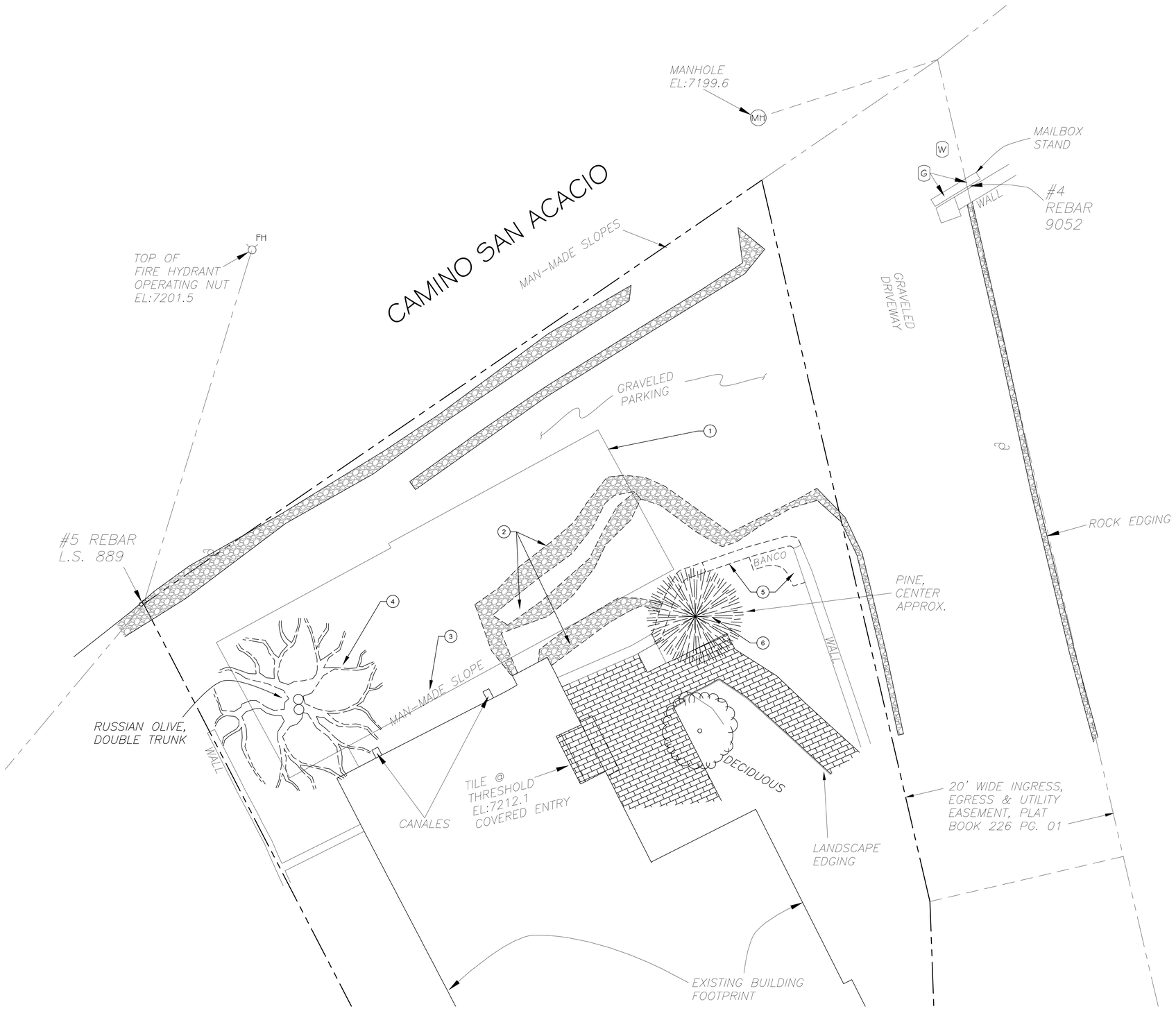
SURVEY - (FOR REFERENCE ONLY)
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY NOT FOR CONSTRUCTION

#	DATE	REVISION

PROJECT 23AA05
DRAWN
CHECKED
DATE 10/03/2024

SHEET
C-101



A1 SITE PLAN - EXISTING / DEMO
SCALE: 1:5

TRUE NORTH

PLAN NORTH

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
- CHECK ALL SHEETS FOR ADDITIONAL INFORMATION. BEFORE STARTING WORK.
- CONTACT ARCHITECT FOR ANY CLARIFICATIONS.
- NOTES SHALL BE CONSIDERED TYPICAL FOR ALL ITEMS IDENTIFIED AND SHALL APPLY TO ALL SAME AND SIMILAR CONDITIONS. ALL LOCATIONS MAY NOT BE NOTED.
- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.

KEYED NOTES

1. FOOTPRINT OF NEW BUILDING. AREA TO BE LEVELED FOR NEW WORK.
2. REMOVE ALL ROCKS, GRAVEL, VEGETATION, ETC, OF EXISTING RETAINING "BARRIER WALL" FOR NEW WORK.
3. REMOVE DIRT SLOPES.
4. REMOVE TREE.
5. REMOVE WALL AND BANCO.
6. PROTECT EXISTING PINE TREE TO REMAIN.

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ARCHITECTURAL SITE PLAN - EXISTING / DEMOLITION

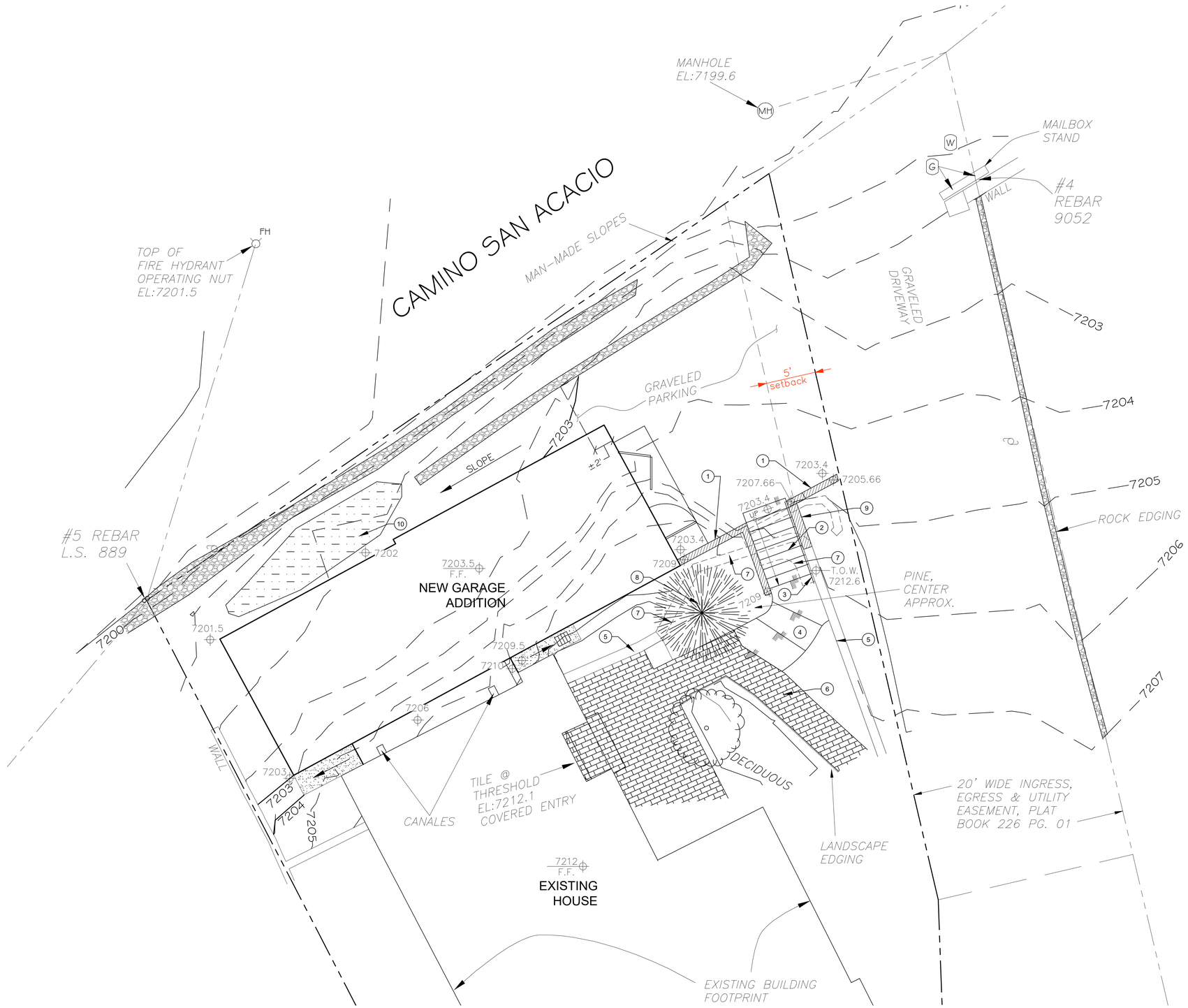
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	JY
CHECKED	RLW
DATE	10/03/2024

SHEET
ASD-101



A1 SITE PLAN - NEW
SCALE: 1:5

TRUE NORTH

PLAN NORTH

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
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- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.

KEYED NOTES

1. NEW STEPPED CONCRETE RETAINING WALL W/ STUCCO FINISH.
2. NEW BRICK STEPS (8) RISERS, (8) 12" TREADS.
3. NEW METAL HANDRAIL.
4. NEW BRICK STEPS.
5. EXISTING WALL.
6. EXISTING BRICK WALK.
7. REMOVED WALL AND BANCO, TYP.
8. EXISTING TREE TO REMAIN.
9. SLOPE NEW WALL TO MATCH STEPS UNTIL IT MEETS EXISTING WALL.
10. NEW RETENTION POND.

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ARCHITECTURAL SITE PLAN - NEW

Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	JY
CHECKED	RLW
DATE	10/03/2024

SHEET
AS-101

SHEET NOTES

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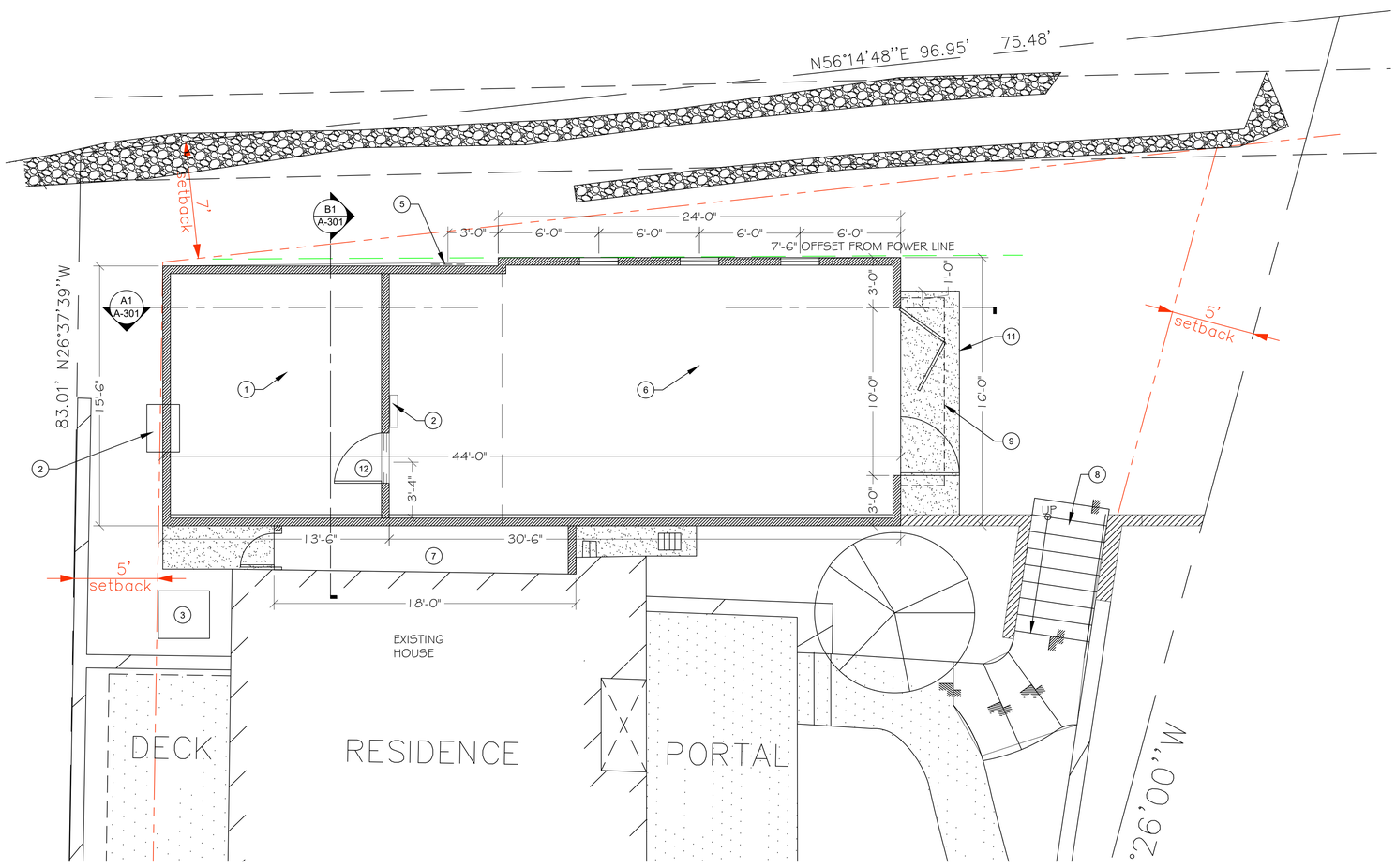
KEYED NOTES

1. STORAGE ROOM.
2. WALL MOUNTED MINI SPLIT COOLING UNIT.
3. POSSIBLE CONDENSER UNIT LOCATION FOR COOLING SYSTEM.
4. NOT USED.
5. WOOD GRILLE. NO WINDOW.
6. VEHICLE AREA.
7. STAIRS. SEE SHEET AS-101 FOR ADDITIONAL INFORMATION.
8. ROOF OVERHANG OVER GARAGE DOORS.
9. NOT USED.
10. CONCRETE APRON 3'-6" WIDE X ±13'-4" LONG.
11. 36" MAN DOOR.



A1 FLOOR PLAN - NEW
SCALE: 1/4" = 1'-0"

TRUE NORTH

PLAN NORTH

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GARAGE FLOOR PLAN - NEW

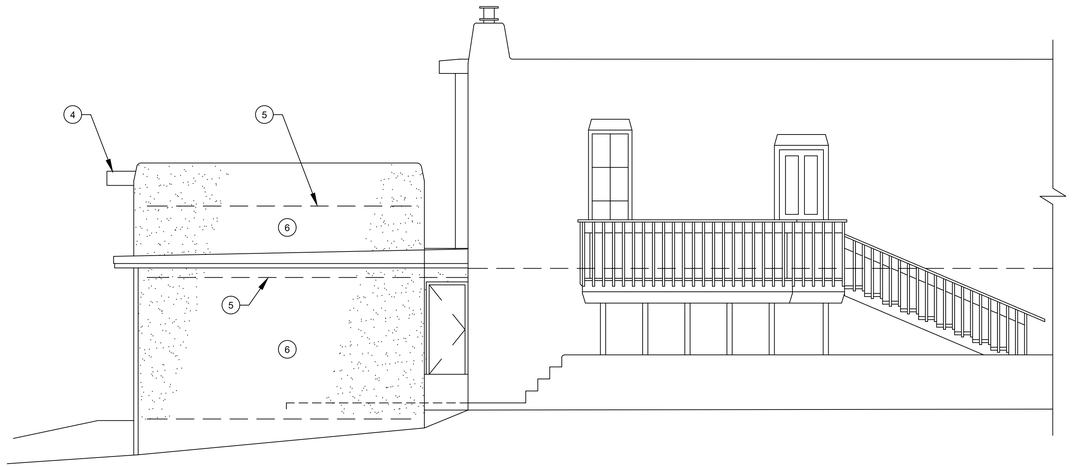
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

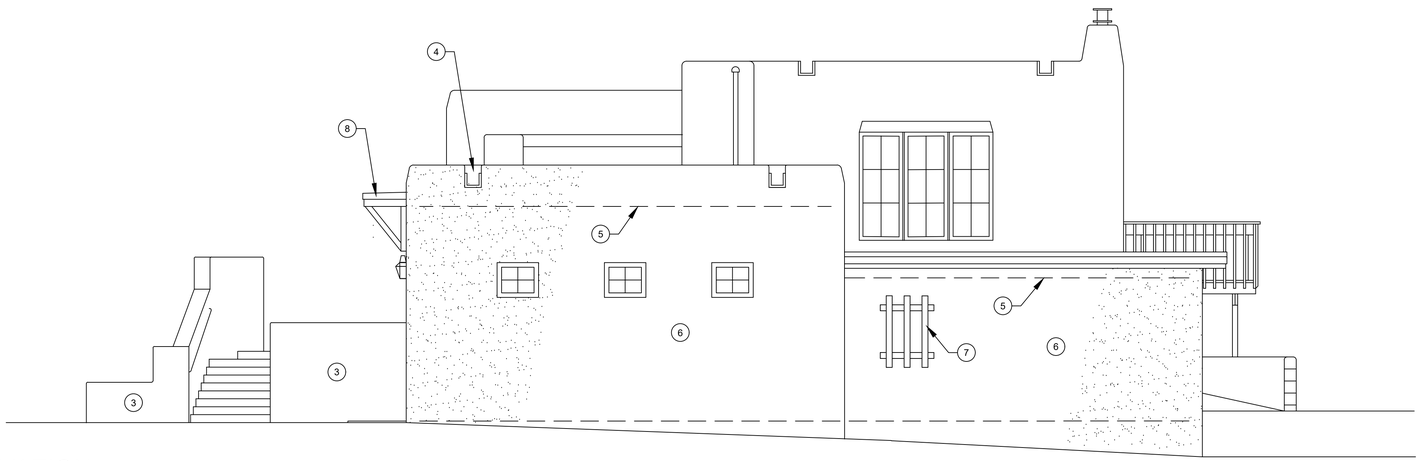
#	DATE	REVISION

PROJECT	23AA05
DRAWN	LC, JY
CHECKED	RLW
DATE	10/03/2024

SHEET
A-101



C1 WEST ELEVATION
SCALE: 1/4"=1'-0"



B1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



A1 EAST ELEVATION
SCALE: 1/4"=1'-0"

SHEET NOTES

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- FIELD VERIFY ALL DIMENSIONS. ANYONE SCALING FROM THESE PLANS SHALL BEAR ALL RESPONSIBILITY FOR THEIR OWN ACCURACY.

KEYED NOTES

1. SWINGING CARRIAGE DOORS AND MAN DOOR.
2. WALL SCONCE LIGHT.
3. STEPPED CONCRETE RETAINING WALL.
4. CANALES, TYP.
5. CEILING LINE, TYP.
6. 3-COAT STUCCO FINISH.
7. WOOD GRILLE, NO WINDOW.
8. ROOF OVERHANG WITH SUPPORTS

LEGEND

EXISTING STRUCTURE

NEW CONSTRUCTION

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EXTERIOR ELEVATIONS
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	JY
CHECKED	RLW
DATE	10/03/2024

SHEET
A-201

SHEET NOTES

- DRAWING COMPILED FROM SITE VISIT AND INFORMATION PROVIDED BY OTHERS.
- CHECK ALL SHEETS FOR ADDITIONAL INFORMATION. BEFORE STARTING WORK.
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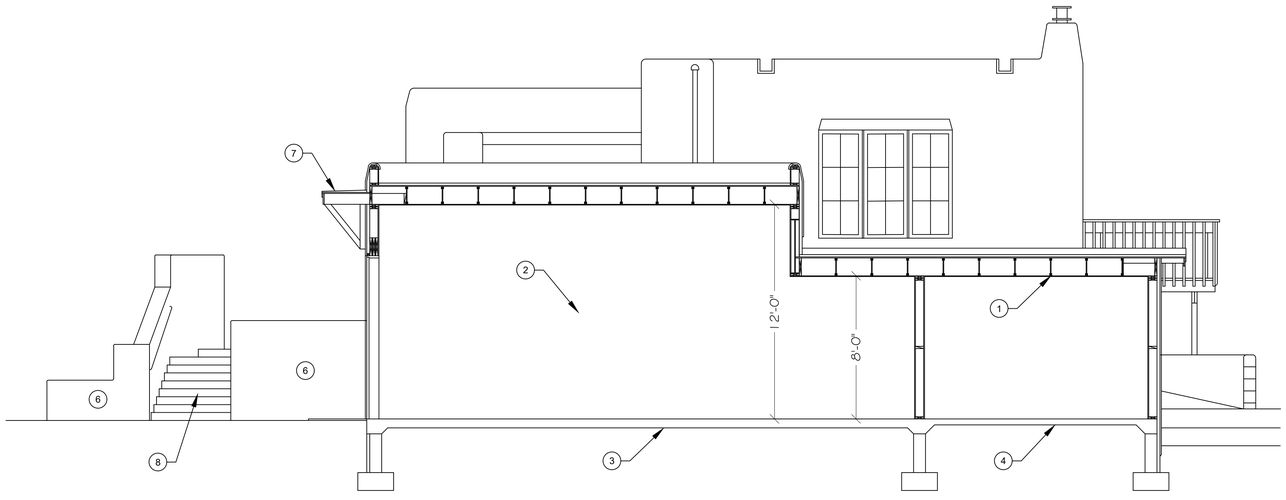
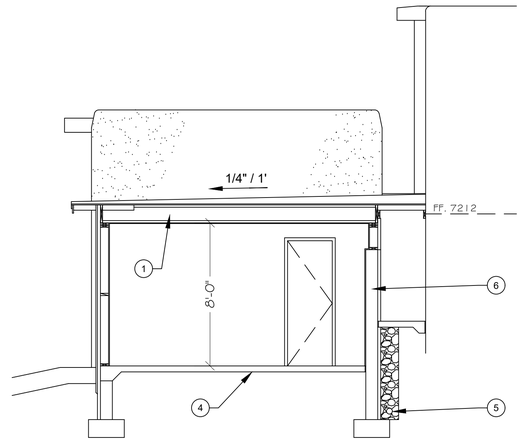
KEYED NOTES

1. 12" TJI JOIST AT 2'-0" O.C, TYP.
2. VEHICLE STORAGE.
3. 6" CONCRETE SLAB AT GARAGE.
4. 4" CONCRETE SLAB AT STORAGE ROOM.
5. GRAVEL OVER PERFORATED PVC PIPE FOR DRAINAGE TO DAYLIGHT.
6. 8" CONCRETE RETAINING WALL.
7. ROOF OVERHANG WITH SUPPORTS.
8. STAIRS.



A1 BUILDING SECTION
SCALE: 1/4" = 1'-0"



A4 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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BUILDING SECTIONS
Long - Freese Residence - 1020 Camino San Acacio
Santa Fe, New Mexico

PRELIMINARY
NOT FOR
CONSTRUCTION

#	DATE	REVISION

PROJECT	23AA05
DRAWN	LC, JY
CHECKED	RLW
DATE	10/03/2024

SHEET
A-301

CONRON & WOODS
ARCHITECTS

EXTERIOR FINISHES
PROPOSED GARAGE AT 1020 CAMINO SAN ACACIO

- Stucco color will be El Rey cementitious “Ceramic Beige.”

- Paint color at trim will be Sherwin Williams “Pure White” SW 7005.





1020 CAMINO SAN ACACIO - THIS PAIR OF IMAGES SHOWS THE NORTH SIDE OF THE PROPERTY, VIEWED FROM THE STREET, SHOWING EXISTING HOUSE.





1020 CAMINO SAN ACACIO - THE VIEW FROM THE NORTHEAST CORNER OF THE PROPERTY. THE LEFT IMAGE LOOKS ALONG THE EAST SIDE OF THE HOUSE. THE RIGHT IMAGE LOOKS ALONG THE NORTH SIDE OF THE HOUSE, WHERE THE PROPOSED GARAGE WOULD BE.



1020 CAMINO SAN ACACIO - VIEW OF NORTH SIDE OF PROPERTY,
SHOWING THE APPROXIMATE LOCATION OF THE PROPOSED GARAGE.

City of Santa Fe, New Mexico

memo

DATE: November 18, 2025

TO: Historic Districts Review Board Members

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

FROM: Lani McCulley, Senior Planner, Historic Preservation Division LJM

2025-011325-HDRB, 119 Camino Santiago, Downtown & Eastside Historic District, Contributing, John Padilla, agent for Dominic Serna, owner, proposes to replace windows and doors, construct a 5' yard wall with gate and a 6' coyote fence, infill two doors, construct an enclosure, reconstruct the portal, roof, and stucco, Exceptions are requested to 14-5.2(D)(5)(a)(i) for replacing historic windows and doors, 14-5.2(D)(5)(b) for altering the portal of a primary facade, installing a fence and gate on a primary facade, and 14-5.2(D)(2)(d) for the enclosure under the portal.

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

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

__x__ **Historic Inventory Form**

__x__ **Zoning Review Sheet**

__x__ **Other**: [previous case and Plaza del Monte information]

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

__x__ **Site Plan/Floor Plan**

__x__ **Elevations**

__x__ **Photographs**

__x__ **Other:** [exception criteria]

STAFF RECOMMENDATION:

Staff finds that the exception criteria to section 14-5.2(D)(5)(a)(i) have been met and recommends approval of the exception for replacing historic windows and doors. Staff finds that the exception criteria to section 14-5.2(D)(5)(b) have not been met, and recommends denial of the exception for

altering the portal of a primary facade by installing a fence and gate on a primary facade. Staff finds that the exception to section 14-5.2(D)(2)(d) have been met and recommends approval of the exception for the enclosure under the carport. Otherwise, staff recommends approval of the other elements of the application that do not require exceptions, as they comply with 14-5.2(D) General Design Standards for all Historic Districts, and 14-5.2(E) Downtown and Eastside Historic District Design Standards.

Sample motions:

Up to four motions will be required in this case.

a. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(5)(a)(i) to replace historic windows and doors, finding that the exception criteria have/have not been met.
b. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(5)(b) to install a fence and gate on a primary facade, finding that the exception criteria have/have not been met.
c. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the exception to 14-5.2(D)(2)(d) to construct an enclosure under the carport, finding that the exception criteria have/have not been met
d. In case 2025-011325-HDRB, 119 Camino Santiago, approve/deny the elements of the project that do not require an exception.

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

The property lies within the Suburban Archaeological Review District. See Chapter 14, SFCC, Article 14-3.13(B)(1). There may be archaeological concerns associated with this project, and archaeological clearance may be required.

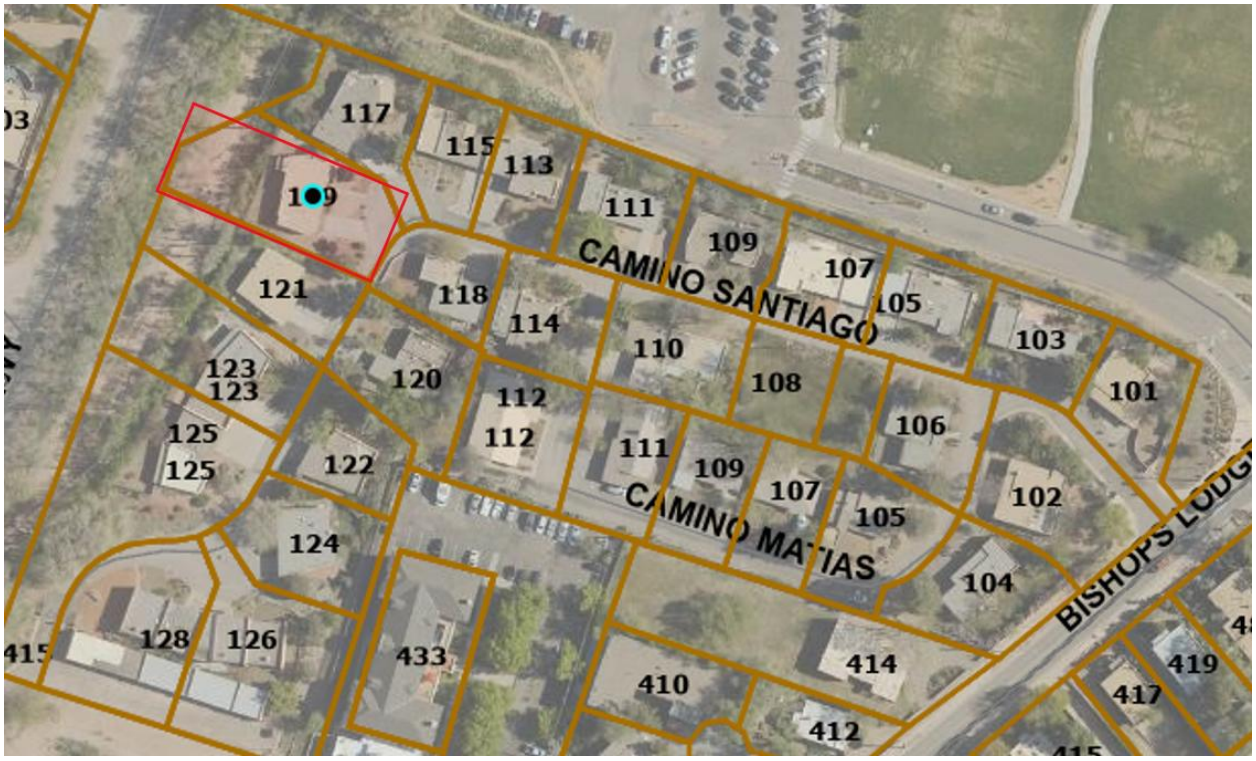


Figure 1. Plaza del Monte. 119 Camino Santiago is in the curve of the street.

BACKGROUND & SUMMARY:

Compound History:
Plaza del Monte, formerly the Plaza del Monte Retirement Compound, is an approximately six-acre subdivision that is "L" shaped and is bounded by Bishops Lodge Road on the east and Old Taos Highway on the west. The development has two roads, Camino Santiago and Camino Matias. While several structures predate the center, the communal living center was originally developed for retired members of the Presbyterian Church, starting in the late 1950s until 1977. The earliest plans by Clark and Register are for the buildings on the eastern portion of the development and were Spanish-Pueblo Revival in style. However, when Philippe Register took over the project in the 1960s, his designs evolved into a contemporary flat-roof structure with the use of canales, viga-roof portales, and carport elements. In the mid-1960s, Camino Santiago was extended, and development at the western end of the development began. This is when Mr. Register chose to eliminate several freestanding houses on the plans and replace them with quad apartments. Once fully developed, the compound consisted of 25 single-family residences and 3 quad apartment structures. The apartments include the structures at 105, 125, and 126 Camino Santiago.

The Plaza del Monte landscape includes low retaining walls, constructed of formed concrete or concrete and stone. The walls were built over several phases, and the dates of construction are between 1950 and 1973. The walls were constructed to retain earth or to separate building pads. A few of them rise above grade, but some of the lots do have above-ground property line walls, which are constructed of stucco-clad concrete masonry units. The retaining and property line walls appear to post-date the construction of their associated units. The retaining walls vary in height from 8"

up to 38", though most are 20" in height. No property has front yard fencing. All fencing is a minimum of 10' from the front property line. Those properties that have rear yard fencing have a height is generally 5'-0". Fences built on top of retaining walls or perimeter fences tend to be at 6'-0". There are two sections of retaining wall with fencing that reach 8'-0" between the compound and neighboring lots.



Figure 2: East Street Facing Elevation of 119 Camino Santiago

Site Description:
The property at 119 Camino Santiago is a 13,549 sq. ft. lot with the Arroyo de Las Mascaras at the rear. Between the arroyo and the backyard wall is a walking path. The arroyo is tree-lined and provides some solitude from Old Taos Highway on the west side of the property line. The center of the lot is interior by fencing and yard walls and includes grassy areas to the west, north, and south of the residence and gravel at the east or front of the lot with several groomed evergreen bushes, a tree, and a large climbing vine that hides the south end of the eastern elevation of the residence.

The residence at 119 Camino Santiago is designated as contributing to the Downtown and Eastside Historic District with the east (1) and south (4) facades as primary 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. Since the HDRB did not make any exclusions to the east primary facade, staff interprets the primary facade to include the south, west, and north interior walls of the carport in addition to the east facade of the residence and the portal that runs the full length of the east elevation.

The 1,485 sq. ft. single-family residence is the only structure on the lot and was constructed in 1966in a mid-century modern design by Philip Register. The residence is rectangular for the most part, with angular walls on the north and south. The south wall has no fenestrations. The east elevation consists of a carport on the southern end and a portal running to the north on the front of the residence. The portal is constructed of vigas on square beams and round posts topped with double-ended corbels. Under the carport at the western end is a small storage room and a portion

of the residence. Along the north side of the carport is a single door that opens into the kitchen. Along the east of the residence are two identical windows with single lites and a small separation, the front door, and a triple sliding door with single lites. At the north end of the east elevation is an angled patio wall. Along the north elevation are two windows. Along the west elevation are two sets of sliding windows and a patio door under a cantilevered overhang and a patio cover with a shed-style roof under the cantilever. According to the window assessment, the windows throughout the house are fixed wood windows and aluminum sliding windows from 1964, and the doors were all replaced by 1996. The house is capped with a partial parapet and flat roof and is stuccoed in textured cement stucco in either "Straw" or "Hacienda" color.

PREVIOUS CASE SUMMARIES:

ARC:

No archaeological clearance has been issued for Plaza del Monte, nor for this property.

HDRB:

All structures in Plaza del Monte were assigned statuses under cases H-17-098A and H-19-019 in 2018 and 2019. In 2019, under case H-19-019, the residence at 119 Camino Santiago was designated as contributing with the east (1) and south (4) facades as primary 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. The board specifically stated the wall in front of the entry is part of the façade and is significant in design, and the low projecting viga element is primary.

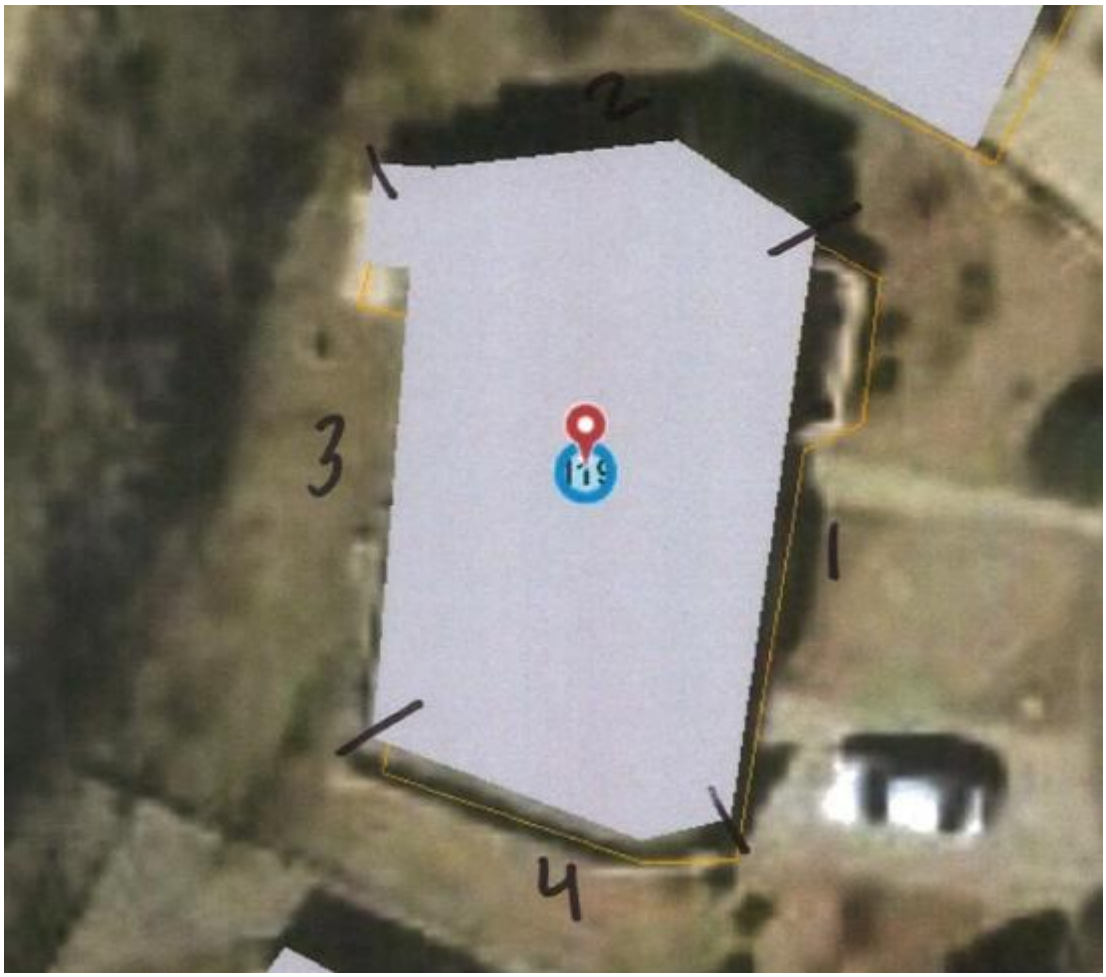


Figure 3: Façade diagram for 119 Camino Santiago

ADMINISTRATIVE:
An administrative approval dated May 22, 2017, issued approval to re-roof the residence with modified bitumen roofing.

APPLICANT'S REQUEST:
The applicant proposes the following exterior alterations:

1. Replace windows and doors, including historic windows on the primary façade. An exception is requested to section 14-5.2(D)(5)(a)(i) for replacing historic windows and doors. According to the window assessment, "Windows A, B, C, E, F are historic. The units are from Andersen 1964; however, the tracks and special locks are no longer manufactured. The units would need to be replaced to function." The windows will be replaced in-kind with single-lite windows.
    a. East Elevation (primary façade)
        i. The two kitchen windows (Windows A and B are 64" x 31½" horizontal sliders, single lite, and both are historic 1964) will be replaced with awning windows with thermal glass in a single lite; the size of the window is not changing.

ii. The front entry door (Door #3 36” x 81” 15-panel non-historic 1996) will be replaced with an 8-raised-panel wood door.
iii. The sliding glass patio door (Door #4 108” x 79½” 1-lite over 3-panel aluminum slider non-historic 1978) will be replaced with a 3-panel sliding door with single lites.
iv. Infill the door (Door #2 30”x81” 4 lite over 3-panel non-historic 1996) under the carport that enters the kitchen.
v. Remove the door (Door #1 32” x 81” 6-panel non-historic 1996) to the storage area under the portal as part of the new enclosure.

b. North Elevation
i. Infill the window in the living room (Window C 40” x 39” horizontal slider historic 1964).
ii. Replace the window at the den (Window D 70 x13” fixed non-historic 1998), increasing the height (no change to width) of the window.

c. West Elevation
i. Replace window in bedroom (Window E 64” x 31” horizontal slider historic 1964), increasing the height (no change to width) of the window
ii. Remove the single window in the primary bedroom (Window F 64” x 31” horizontal slider historic 1964) and replace it with two tall, narrow windows. These windows will meet egress requirements.
iii. Install a window in the primary bathroom where one does not currently exist.



Figure 4: Window and Door Schedule

2. Construct an enclosure under the carport. An exception is requested to section 14-5.2(D)(2)(d) for the enclosure under the portal. The enclosure will house two pedestrian doors and will infill the existing door in the storage area. This decreases the overall depth of the carport, but the carport will remain.
3. Construct a freestanding latilla post fence with a pedestrian gate under the portal between the carport and the front of the residence to enclose the courtyard. An exception is requested to section 14-5.2 (D)(5)(b) for installing a fence and gate on a primary façade.
4. Demolish the existing cantilever overhang on the west façade.
5. Construct a Pueblo Revival Style portal to replace the cantilever on the west façade. The portal will include vigas, beams, and corbels and will be constructed to a height of 9'-8".
6. Demolish the low yard wall to the east of the building to remove the small courtyard area. The taller section of the wall that connects to the north wall of the residence will be retained.
7. Construct a 4'-6" high yard wall with a pedestrian gate to close in the front yard. This wall will connect directly to the taller wall that connects to the north wall of the residence to replace the existing lower wall that is requested to be demolished.
8. Construct a rear and side 6'-0" high coyote fence with a pedestrian gate.
9. Roof the residence using TPO in tan.
10. Stucco in cementitious "Buckskin" with "White" under the portal and retaining the texture.

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to section 14-5.2(D)(5)(a)(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."*

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

Applicant Response: The owner hired Ra Patterson to perform a Window and Door Survey for this project, as referenced in this request. The planned removal and replacement of existing doors and windows with modern ones in the same openings, maintaining the same glass patterns, will support, rather than harm, the district's character. This renovation will improve the streetscape by creating a residence that remains in harmony with its surroundings.

Staff Response: Staff finds that this criterion is not met. The replacement windows will not alter the opening sizes and will be in-kind, so the building will appear the same and therefore will not damage the district.

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

Applicant Response: Replacing the windows and doors will give residents modern units, improving energy efficiency and increasing safety and security for the owners. Removing the outdated windows with locks and operating systems that are no longer made allows the owner to upgrade to more energy-efficient and functional window units, while also improving the home's appearance and helping it better fit into the Plaza Del Monte streetscape.

Staff Response: Staff finds that this criterion is met. According to the window assessment, "Windows A, B, C, E, F are historic. The units are Andersen 1964; however, the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function." In order to have functional windows, the applicant will need to replace the windows.

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

Applicant Response: The proposed door and window replacements aim to enhance the district's unique, varied streetscape. Once approved, this request will allow the Owner to continue living within the historic district in a home that has been upgraded with modern, energy-efficient windows and doors, which will help preserve the district's character.

Staff Response: Staff finds that this criterion is met. According to the window assessment, "Windows A, B, C, E, F are historic. The units are Andersen 1964; however, the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function."

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to 14-5.2(D)(2)(d): "Additions *are not permitted to the side of the existing footprint unless the addition is set back a minimum of ten (10) feet from the primary facade. The 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."*

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

Applicant Response: The proposed changes will not alter the character of the district and will provide the owner with extra storage space needed for their family on the property. The addition to the carport along the east-facing wall at the back of the carport is set 13 feet, 0 inches from the primary façade and will not change the visible appearance of the carport's rear east wall.

Staff Response: Staff finds that this criterion is met. The addition brings the existing wall at the rear of the carport forward by several feet, but it is only visible when directly in front of the carport. The overall appearance of the carport and residence will not be altered to a point of damaging the character of the residence or the district.

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

Applicant Response: The typical house at this time had minimal storage space and did not meet the needs of modern living. The owner will occupy the residence, and it will not be placed on the short-term rental market. The proposed addition will provide the owner with the necessary space to meet their family's needs on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

Staff Response: Staff finds that this criterion is not met. The residence was purchased with minimal storage currently in the building. It is not a hardship to require more storage, and there are other options to consider than constructing on the primary façade.

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

Applicant Response: The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs, provide unique separation of occupants within the residence, and maintain quality open space in the courtyard between the main house and the additional bedroom suite on the property.

Staff Response: Staff finds that this criterion is not met. The applicant could have considered a shed in the rear of the property or even a small addition in the rear of the structure in order to avoid construction on the primary facade.

EXCEPTION CRITERIA AND RESPONSES:

The applicant requests an Exception to section section14-5.2(D)(5)(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."*

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

Applicant Response: The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary closure to their courtyard area, enabling them to accommodate their family and continue residing in the historic district.

Staff Response: Staff finds that this criterion is met. The new fence and gate separating the carport from the remaining portal are strategically placed to be hidden by the beams of the portal in order to minimize visibility of the fence and gate. This location would not damage the character of the district. The fence is intentionally pulled away from the building to be freestanding in order to prevent damage to the primary façade if the fence needs to be mended, replaced, or even removed at a later date. This also lends to not damaging the character of the district.

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

Applicant Response: The proposed addition of a 42-inch-tall latilla fence and gate will provide controlled access from the Carport to the Portal and east courtyard area, giving the owner the necessary security to occupy the residence and meet their family's needs.

Staff Response: Staff finds that this criterion is not met. The fence and gate at the portal, along with the planned yard wall and gate, will allow the family to utilize the yard and the property

to its full extent. This family has small children and pets, so the fence and gate will help to keep them safe and out of traffic.

(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 addition of the fence and gate does not alter the diverse character of the city and the subdivision. The suggested improvement will not harm the streetscape, maintaining the single-family residential feel of the district.

Staff Response: Staff finds that this criterion is met. The applicant considered an open metal gate initially, and considered a wall with a gate to close the space to keep the small children and pets in the interior of the lot. However, these considerations were detrimental to the overall maintenance and care of the historic home since the wall could cause permanent damage over time and with repairs and maintenance. The metal would detract from the area since it is not in the streetscape. Therefore, the applicant has chosen a less invasive style without connecting to the building in order to keep the residence from damage while satisfying the need for the closure of the opening.

RELEVANT CODE CITATIONS:

14-5.2 HISTORIC DISTRICTS

(A) **General Provisions**

(1)General Purpose

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

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

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

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

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

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

(1) General

(a) The status of a significant, contributing, or *landmark structure* shall be retained and preserved. If a proposed alteration will cause a *structure* to lose its significant, contributing, or *landmark* status, the *application* shall be denied. The removal of

historic materials or alteration of architectural features and spaces that embody the status shall be prohibited.

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

(2) Additions

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

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

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

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

(e) The height of additions:

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

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

(3) Remodeling to Increase Height; Rooftop Appurtenances

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

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

(4) Porches and Portals

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

(5) Windows, Doors, and Other Architectural Features

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

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

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

(iii) No existing opening shall be closed.

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

(6) Roofs

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

(8) Archaeological Resources

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

(9) Height, Pitch, Scale, Massing, and Floor Step backs

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

(a) Applicability

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

F. When the proposed *building*, *yard wall*, or fence is located in a *streetscape* that includes no *buildings*, *yard walls*, or fences, the height of the proposed *building* shall not exceed sixteen (16) feet.

Yard walls and fences in this *streetscape* shall not exceed five (5) feet in height.

(c) Height

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

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

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

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

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

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

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

(d) Pitch

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

(e) Scale

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

(f) Massing and Floor Step backs

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

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

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

(1) Old Santa Fe Style

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

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

(b) All exterior *walls* of a *building* are painted alike. The colors range from a light earth color to a dark earth color. The exception to this rule is the protected space under *portales*, or in church-derived designs, inset panels in a *wall* under the roof, in which case the roof overhangs the panel. These spaces may be painted white or a contrasting color or have mural decorations.

(c) Solid *wall* space is always greater in any façade than window and door space combined. Single panes of glass larger than thirty (30) inches in any dimension are not permissible except as otherwise provided in this section;

(d) The rule as to flat roofs shall not be construed to prevent the construction of skylights or installation of air conditioning devices, or any other necessary roof *structures*, but such *structures* other than chimneys, flues, vents and aerials, shall be so placed as to be concealed by the firewall from the view of anyone standing in the *street* on which the *building* fronts;

(e) True old Santa Fe style *buildings* are made of *adobe* with mud plaster finish. Construction with masonry blocks, bricks, or other materials with which the *adobe* effect can be simulated is permissible, provided that the exterior *walls* are not less than eight (8) inches thick and that geometrically straight façade lines are avoided. Mud plaster or hard plaster simulating *adobe*, laid on smoothly, is required; and

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

(2) Recent Santa Fe Style

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

(a) No *building* shall be over two stories in height in any façade unless the façade shall include projecting or recessed *portales*, *setbacks,* or other design elements;

(b) The combined door and window area in any *publicly visible* façade shall not exceed forty percent of the total area of the façade except for doors or windows located under a *portal*. No door or window in a *publicly visible* façade shall be located nearer than three (3) feet from the corner of the façade;

(c) No cantilevers shall be permitted except over projecting vigas, beams, or wood corbels, or as part of the roof *treatment* described below;

(d) No less than eighty percent of the surface area of any *publicly visible* façade shall be *adobe* finish, or stucco simulating *adobe* finish. The balance of the *publicly visible* façade, except as above, may be of natural stone, wood, brick, tile, terra cotta, or other material, subject to approval as hereinafter provided for *building permits*;

(e) The *publicly visible* façade of any *building* and of any adjoining *walls* shall, except as otherwise provided, be of one color, which color shall simulate a light earth or dark earth color, matte or dull finish, and of relatively smooth texture. Façade surfaces under *portales* may be of contrasting or complementary colors. Windows, doors, and *portals* on *publicly visible* portions of the *building* and *walls* shall be of one of the old Santa Fe styles, except that *buildings* with *portals* may have larger plate glass areas for windows under *portals* only. Deep window recesses are characteristic, and

(f) Flat roofs shall have not more than thirty (30) inches overhang.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

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

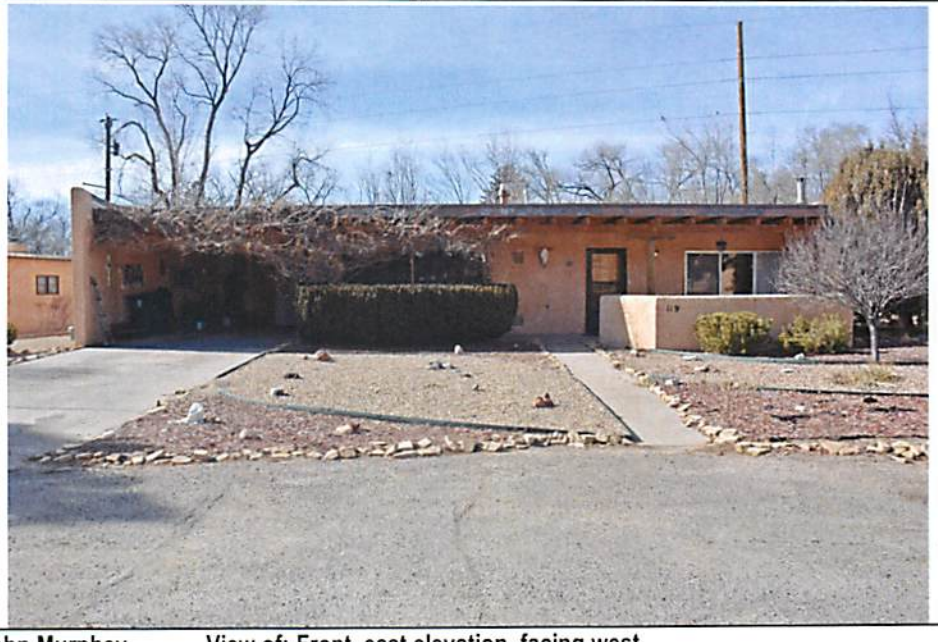
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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: 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: 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).

119 Camino Santiago

CITY OF SANTA FE

HISTORIC PRELIMINARY ZONING REVIEW
PLUD-20

PURPOSE AND INSTRUCTIONS

Prior to a public hearing in front of the Historic District Review Board (HDRB) all applicants must obtain Historic Districts Preliminary Zoning Review (HPZR) from the Current Planning Division. The HPZR does not grant zoning approval. Following design approval from the HDRB, final zoning review will be performed at the time of building permit.

Applicants must submit complete and accurate information for review. Incomplete submittals will not be processed. All HPZR requests must be submitted to Current Planning via zoningcounter@santafenm.gov

PROJECT INFORMATION

Date 09.08.25	Property Owner of Record Dominic J. Serna.		
Applicant/Agent Contact	John A. Padilla		
Site Address	119 Camino Santiago		
Suite or Space #	Subdivision Name Plaza del Monte.		
Lot # 10	Block #	Total Roof Area (square feet) 1,780 SF.	
Lot Coverage % 13	Lot Size (square feet) 13,549 SF.		
Proposed Construction Description	Renovation of existing residence interior w/ new roof, stucco, windows & doors. Replace rear patio/portal and add yard walls & fence.		
The following documents are required for review as applicable: R-29	✓ Legal Lot of Record ✓ Building Plans ✓ Existing site plan w/ setbacks Proposed site plan w/ setbacks Existing & Proposed Elevations ✓ Development Plan		
Zoning District D.E.S	Overlay Districts ✓ Escarpment Flood Plain Other		
Proposed Setbacks	Front 10' exist'g.	Rear 85' exist'g.	Left Side 12' exist'g. / Right Side 5' exist'g.
Required Setbacks	Front	Rear	Left Side / Right Side
Proposed Height exist'g.	Max Height exist'g.	Parking Required	Provided 2 / Bike Parking — / Provided —

Historic Planning Case Manager Lani McCulley

If you selected "other," please write in the name of your case manager. —

ADDITIONAL SUBMITALS (IF APPLICABLE)

Y X N Affidavit Restricting Use of an Accessory Structure Containing a Bathroom or Kitchen		
Y X N Setback Affidavit and Agreement		
Y X N Site Visibility Triangle	Y X N Escarpment Slope Analysis	Y X N Flood Plain Grading Plan

This hereby certifies that the information provided for preliminary zoning review is accurate and will not be modified without consulting the Land Use Department staff prior to HDRB hearing.

John A. Padilla. Owner Applicant ✓ Agent

To Be Completed by Land Use Department Staff

PRELIMINARY REVIEW STATUS

Preliminarily Reviewed	X Reviewed w/ conditions	Denied
Comments/Conditions	Development required to adhere to zoning standards set forth in Ch. 14 of City Code of Ordinances.	
Preliminary Zoning Review completed by Rachael Hamilton	Date 09/29/2025	
Preliminary Zoning Review # 2025-011288-PAR		

November 10, 2025

Lani McCulley
Senior Planner
Historic Preservation Division
Planning & Land Use Department
City of Santa Fe

RE: Historic Districts Review Board
Renovations and Additions
119 Camino Santiago

Dear Lani
On behalf of the Owner, whom I am representing before the Historic Preservation Division, we request a review of the proposed renovations and additions to 119 Camino Santiago. This address is Lot #10 of the Plaza Del Monte Subdivision, Tract B on Camino Santiago and Camino Matias, City of Santa Fe, NM.

At the meeting of the Historic Districts Review Board, Case #H-19-019, 119 Camino Santiago was reviewed, and the residence was designated as a "Contributing" structure with the East (1) and South (4) facades designated as the primary façade.

The owners propose the following improvements to be considered by the Historic Districts Review Board:

- Removal of the existing non-historic front door, sliding glass door, side kitchen door, and door to the existing storage room off the Carport.
- Removal of existing historic windows in the residence and replacement with exterior metal-clad wood windows in existing openings, and modification of openings to meet code and the owner's needs.
- Removal of the existing 86 sq. ft. west overhang and covered metal patio.
- Addition of a new 105 sq. ft. pueblo-style portal on the west side of the existing Den.
- Addition of a new 64 sq. ft. storage area in the existing Carport area.
- Addition of a new 4'-6" tall yard wall with a gate in the east yard area to create an entry courtyard.
- Addition of a free-standing (unconnected to the primary façade or portal viga posts) 42" tall latilla fence and gate to provide controlled access from the Carport to the Portal and east courtyard area.
- Removal of the existing roof and replacement with a TPO roof with a tan finish.
- Repair and re-stucco of the residence with an approved district color "Buckskin" and "White" on the walls under the portal, with the texture to match the existing.

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

The removal of windows and doors of a contributing structure requires a request for an exception per Section 14-5.2 (D) (5) (a)(i) 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.

Criteria for approval:

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

The owner hired Ra Patterson to perform a Window and Door Survey for this project, as referenced in this request. The planned removal and replacement of existing doors and windows with modern ones in the same openings, maintaining the same glass patterns, will support, rather than harm, the district's character. This renovation will improve the streetscape by creating a residence that remains in harmony with its surroundings.

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

Replacing the windows and doors will give residents modern units, improving energy efficiency and increasing safety and security for the owners. Removing the outdated windows with locks and operating systems that are no longer made allows the owner to upgrade to more energy-efficient and functional window units, while also improving the home's appearance and helping it better into the Plaza Del Monte streetscape.

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

The proposed door and window replacements aim to enhance the district's unique, varied streetscape. Once approved, this request will allow the Owner to continue living within the historic district in a home that has been upgraded with modern, energy-efficient windows and doors, which will help preserve the district's character.

The addition of a Storage area in the Carport off the primary east façade requires a request for an exception per Section 14-5.2 (D) (2) (d) of the Santa Fe Land Development Code. For such an exception we must conclusively demonstrate and the board shall make a positive finding of fact that such exceptions comply with all the criteria listed as follows:(i) Do not damage the character of the district; (ii) Are required to prevent a hardship to the owner or an injury to the public welfare; and (iii) Strengthen the unique heterogeneous character of the City by providing a full range of design options to ensure that residents can continue to reside within the historic districts.

- The addition to the Carport area to the east primary façade is requested for a Storage Area addition to accommodate the owner's needs on the property.

Criteria for approval:

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

The proposed changes will not alter the character of the district and will provide the owner with extra storage space needed for their family on the property. The addition to the carport along the east-facing wall at the back of the carport is set 13 feet, 0 inches from the primary façade and will not change the visible appearance of the carport's rear east wall.

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

The typical house at this time had minimal storage space and does not meet the needs of modern living. The owner will occupy the residence, and it will not be placed on the short-term rental market. The proposed addition will provide the owner with the necessary space to meet their family's needs on this property in the district. The residence will remain in harmony with the neighborhood and its single-family character.

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

The proposed alterations will not affect the heterogeneous character of the city and the district. The proposed improvements are the best design option to serve the owners' needs, provide unique separation of occupants within the residence, and maintain quality open space in the courtyard between the main house and the additional bedroom suite on the property.

Adding a new architectural feature to the Primary Facade requires a request for an exception per Section 14-5.2 (D) (2) (b) 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.

- Adding a new feature to the Primary Façade is requested for the addition of a free-standing (unconnected to the primary façade or portal viga posts) to provide controlled access from the Carport to the Portal and east courtyard area.

Criteria for approval:

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

The proposed alterations will not compromise the character of the district. The proposed addition will provide the owners with the necessary closure to their courtyard area, enabling them to accommodate their family and continue residing in the historic district.

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

The proposed addition of a 42-inch-tall metal fence and gate will provide controlled access from the Carport to the Portal and east courtyard area, giving the owner the necessary security to occupy the residence and meet their family's needs.

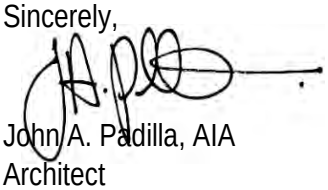
(iii) Strengthen the unique heterogeneous character of the city by providing a full range of design options to ensure that residents can continue to reside within the historic districts

The proposed addition of the fence and gate does not alter the diverse character of the city and the subdivision. The suggested improvement will not harm the streetscape, maintaining the single-family residential feel of the district.

We request that the Historic Districts Review Board (HDRB) determine that the submission meets the district's standards.

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

Sincerely,



John A. Padilla, AIA
Architect

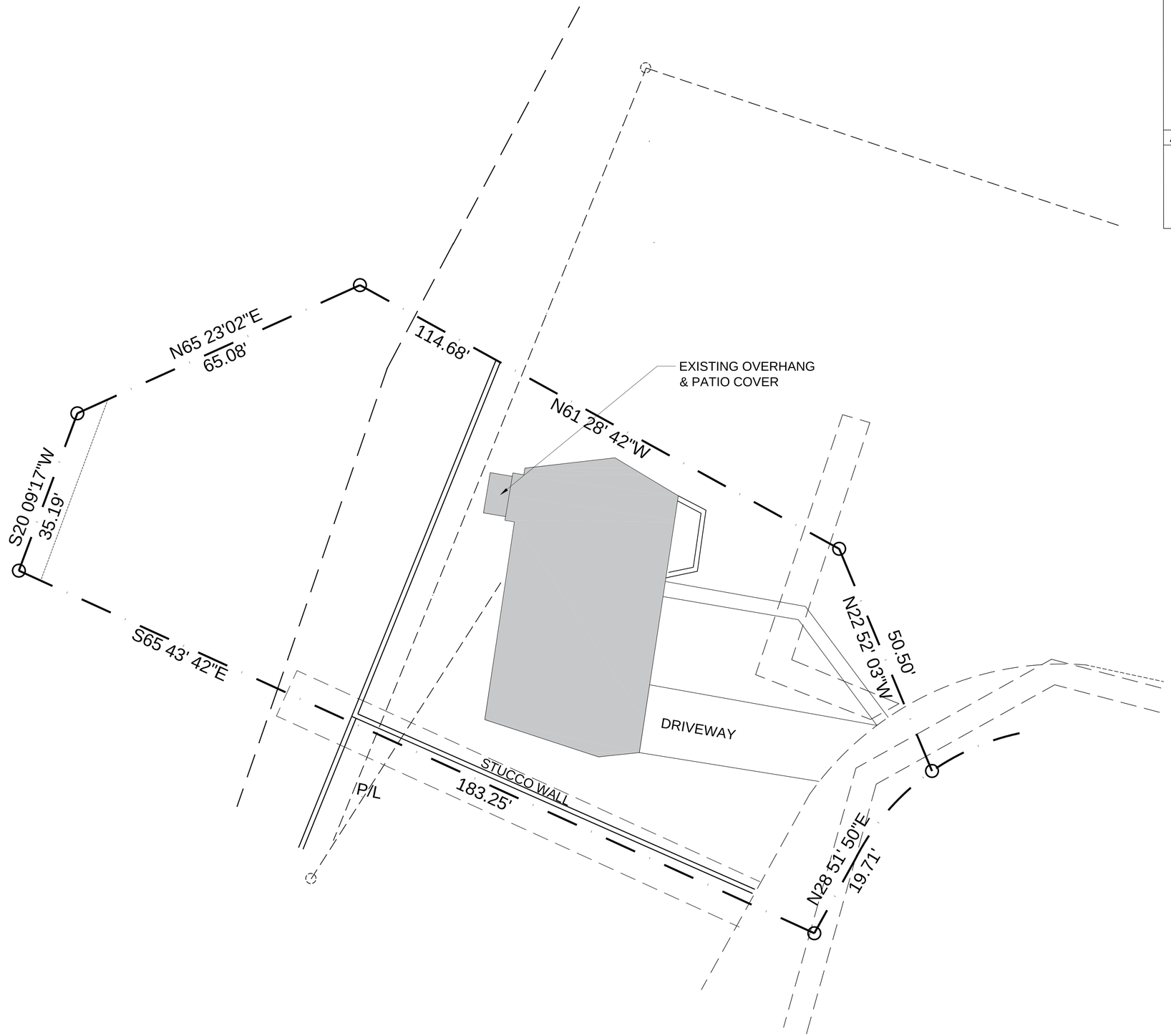
SITE PLAN SHEET KEYED NOTES

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS

TOTAL ROOF AREA	1,953 SF



GRAPHIC SCALE
0' 5' 10' 20'
(IN FEET)

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

JAP ARCHITECT

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: 119CS
ISSUE DATE: 11.04.2025
DRAWN BY: RDE
CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING
SITE PLAN

COPYRIGHT 2025
JOHN A. PADILLA AIA

SHEET NO:

SP-1

SITE PLAN SHEET KEYED NOTES

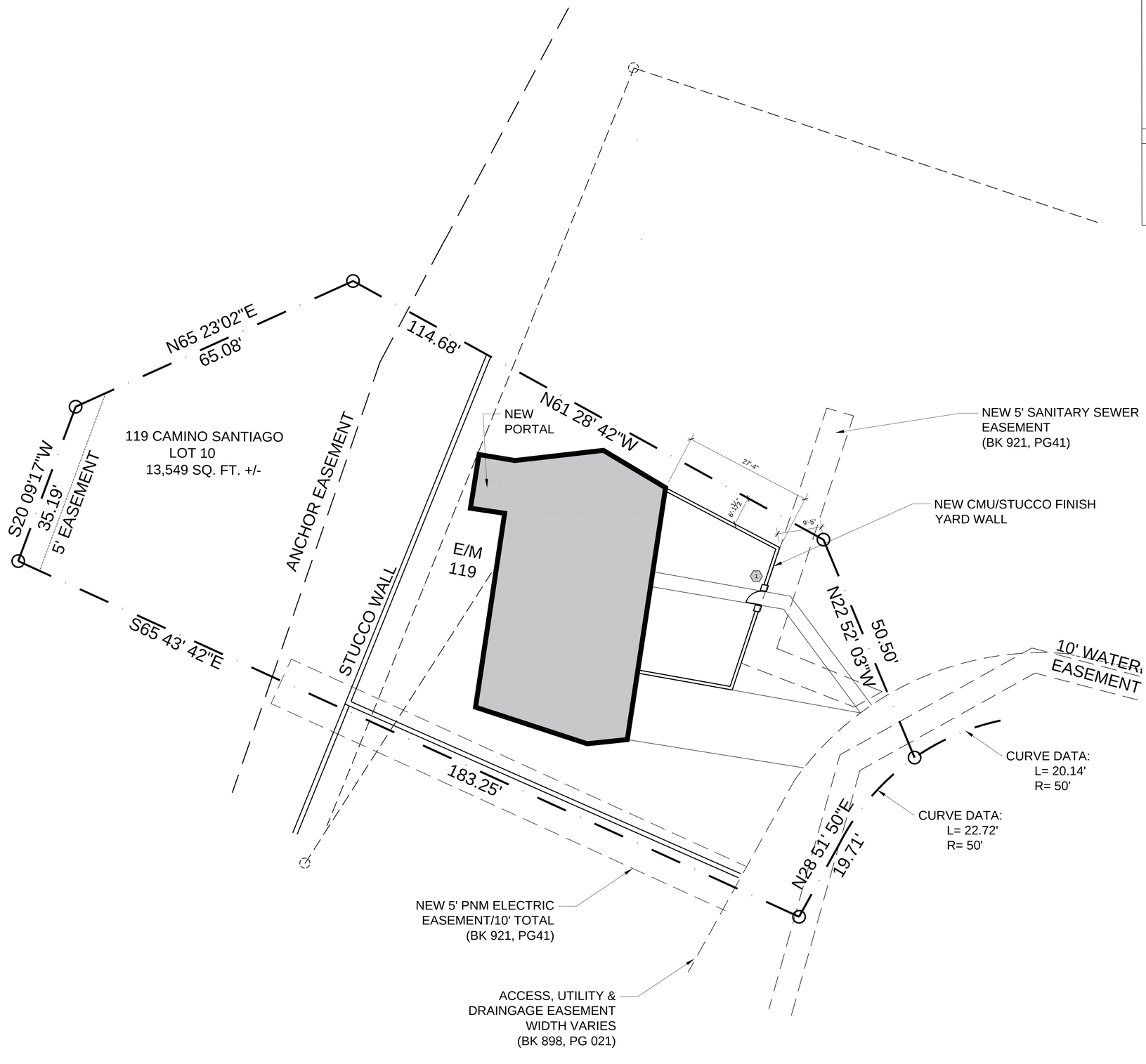
1. CMU STUCCO FINISH WALL@ 4'-6" HGT. WITH 24" SQ. PILASTERS @3'-0 x 4'-6" GATE AT SIDEWALK

AREA CALCULATIONS

HEATED AREA	1,953.00 SF
NEW STORAGE	
EXISTING STORAGE	59.00 SF
EXISTING CARPORT - PORTAL	557.00 SF
TOTAL ROOF AREA	1,978 SF

GENERAL NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.



GRAPHIC SCALE
0' 5' 10' 20'
(IN FEET)

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

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SHEET TITLE:

PROPOSED SITE PLAN

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JOHN A. PADILLA AIA

SHEET NO:

SP-2

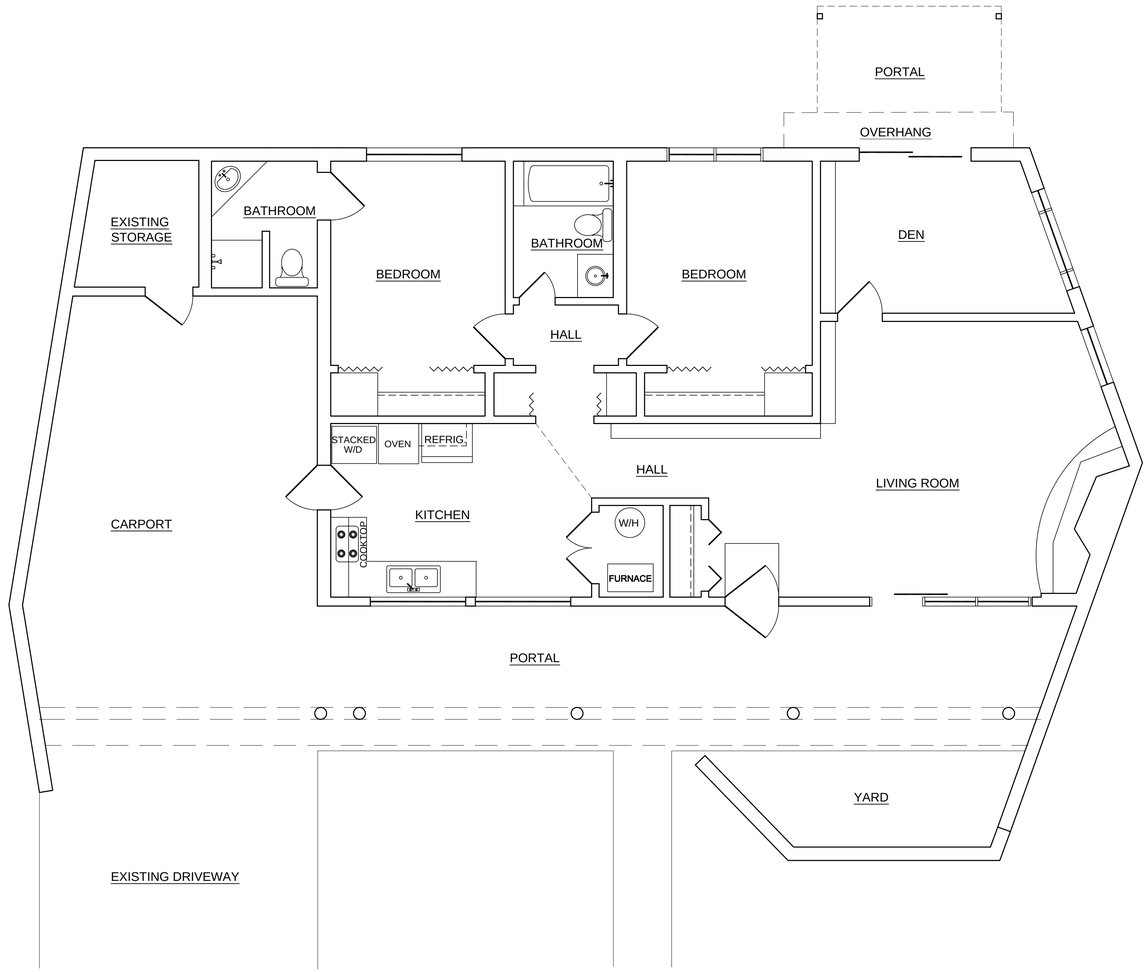
EXISTING PLAN SHEET KEYED NOTES

NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS

EXISTING HEATED AREA	1170.00 SF
EXISTING CARPORT PORTAL	640.00 SF
EXISTING PATIO & OVERHANG	86.00 SF
TOTAL EXISTING ROOF AREA	1,896.00 SF



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING FLOOR PLAN SCALE: 1/4"=1'-0" 1

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EXISTING PLAN

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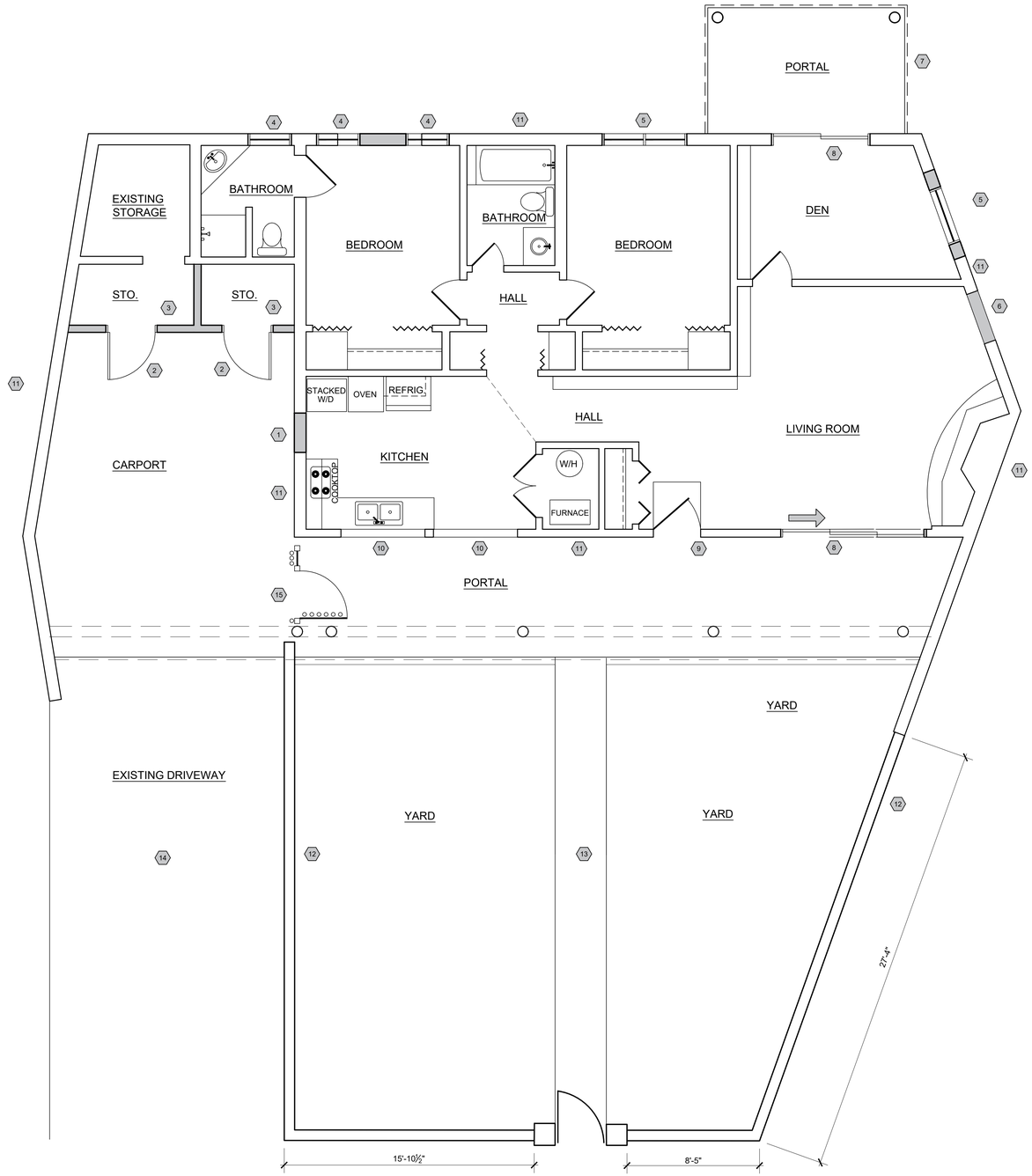
SHEET NO:

A-1



PROPOSED FLOOR PLAN SHEET KEYED NOTES

GENERAL:

1. EXISTING DOOR INFILLED
2. NEW 3'-0" x 6'-8" DOOR
3. NEW STORAGE CLOSET
4. NEW WINDOW
5. NEW WINDOW (LOWER SILL HGT.)
6. REMOVE AND INFILL EXISTING OPENING
7. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
8. NEW PATIO DOOR
9. NEW ENTRY DOOR
10. NEW WINDOW
11. NEW STUCCO FINISH
12. CMU w/ STUCCO FINISH, YARD WALL AT 4'-6" HIGH
13. EXISTING CONCRETE SIDEWALK
14. EXISTING CONCRETE DRIVEWAY
15. NEW 42" HIGH LATILLA FENCE W/GATE FREESTANDING

AREA CALCULATIONS

EXISTING HEATED AREA	1170.00 SF
EXISTING CARPORT-PORTAL	576.00 SF
EXISTING STORAGE	59.00 SF
PROPOSED STORAGE	64.00 SF
PROPOSED PORTAL	105.00 SF
TOTAL ROOF AREA	1974.00 SF

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

PROPOSED FLOOR PLAN — SCALE: 1/4" = 1'-0" — 1

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119 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: 119CS
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REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

PROPOSED FLOOR PLAN

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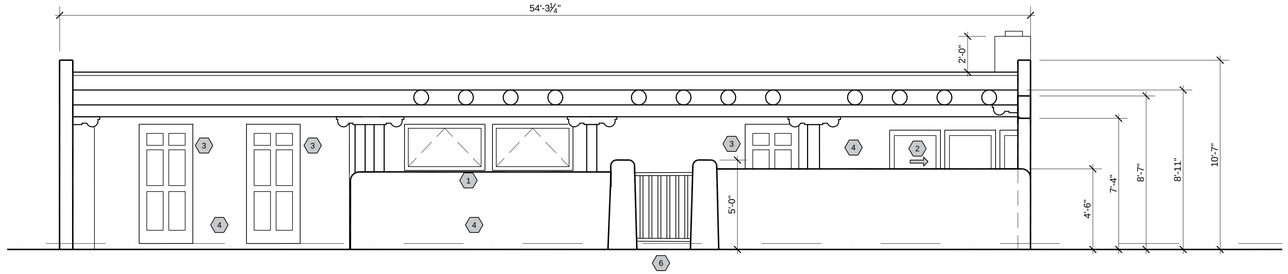
SHEET NO:

A-1.1

PROPOSED ELEVATION SHEET KEYED NOTES

GENERAL:

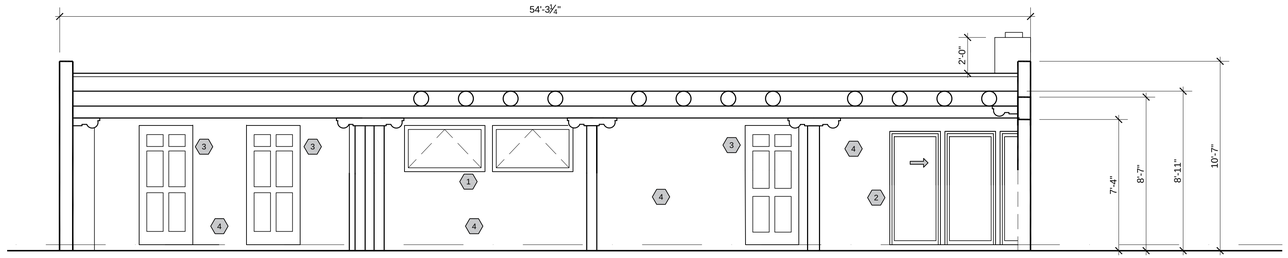
1. NEW AWNING WINDOW
2. NEW PATIO DOOR
3. NEW ENTRY DOOR
4. NEW STUCCO FINISH
5. EXISTING YARD WALL
6. WOOD GATE



PROPOSED EAST ELEVATION WITH COURTYARD WALL

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

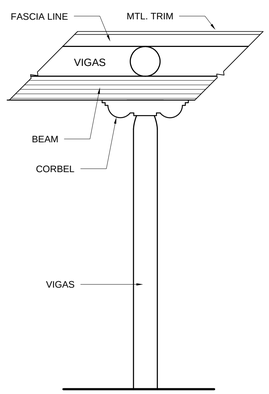
3



PROPOSED EAST ELEVATION W/O COURTYARD WALL

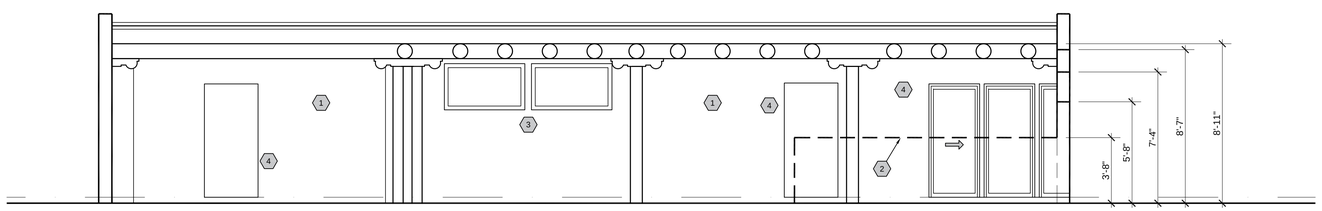
SCALE: 1/4"=1'-0"

2



TYP. VIGAS POST SCALE: 1/2"=1'-0"

13



EXISTING ELEVATION SHEET KEYED NOTES

GENERAL:

1. EXISTING STUCCO FINISH
2. LINE OF EXISTING YARD WALL
3. EXISTING WINDOW TO BE REMOVED
4. EXISTING DOOR TO BE REMOVED

GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING EAST ELEVATION

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

1

JAP ARCHITECT

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RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

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SHEET TITLE:

EXISTING & PROPOSED EAST ELEVATIONS

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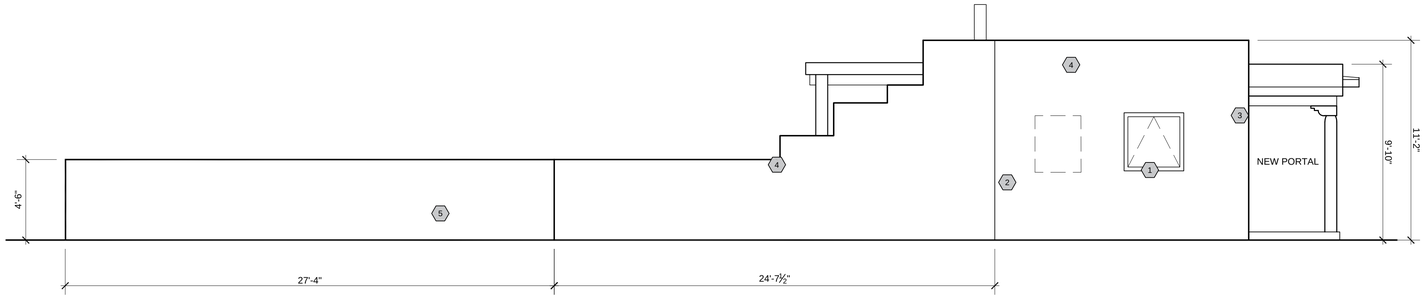
SHEET NO:

A-2

ELEVATION SHEET KEYED NOTES

GENERAL:

1. NEW WINDOW (LOWER SILL HGT.)
2. REMOVE AND INFILL EXISTING OPENING
3. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
4. NEW STUCCO FINISH
5. NEW LOW YARD WALL W/STUCCO FINISH



PROPOSED NORTH ELEVATION

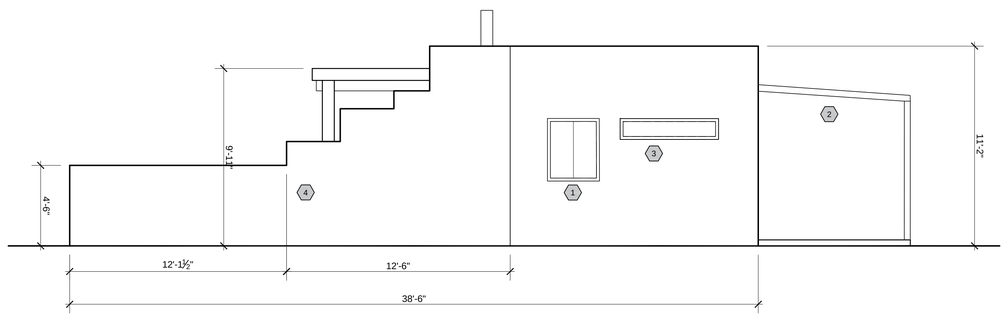
SCALE: 1/4"=1'-0"

3

ELEVATION SHEET KEYED NOTES

GENERAL:

1. REMOVE AND INFILL EXISTING OPENING
2. REMOVE PATIO COVER & POSTS
3. REMOVE EXISTING WINDOW
4. EXISTING YARD WALL



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

EXISTING NORTH ELEVATION

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

1

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EXISTING & PROPOSED NORTH ELEVATIONS

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JOHN A. PADILLA AIA

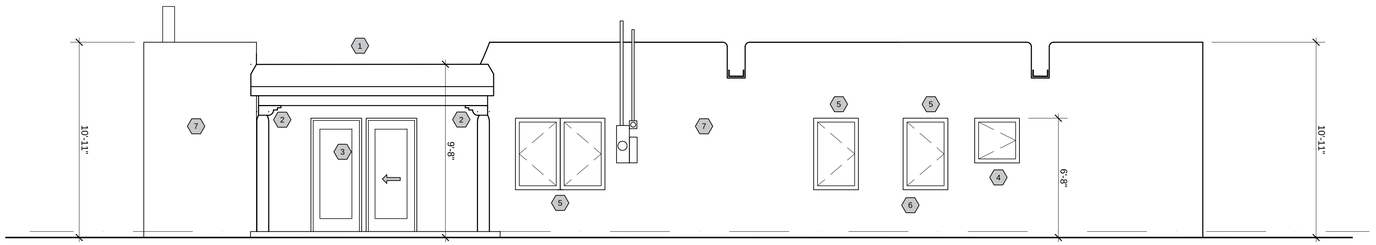
SHEET NO:

A-2.1

ELEVATION SHEET KEYED NOTES

GENERAL:

1. NEW PORTAL 13'-0" x 8'-6"
2. NEW VIGA POSTS & BEAMS
3. NEW PATIO DOOR
4. NEW WINDOW
5. NEW WINDOW (LOWER SILL HGT.)
6. REMOVE AND INFILL EIXSTING OPENING
7. NEW STUCCO FINISH



PROPOSED WEST ELEVATION

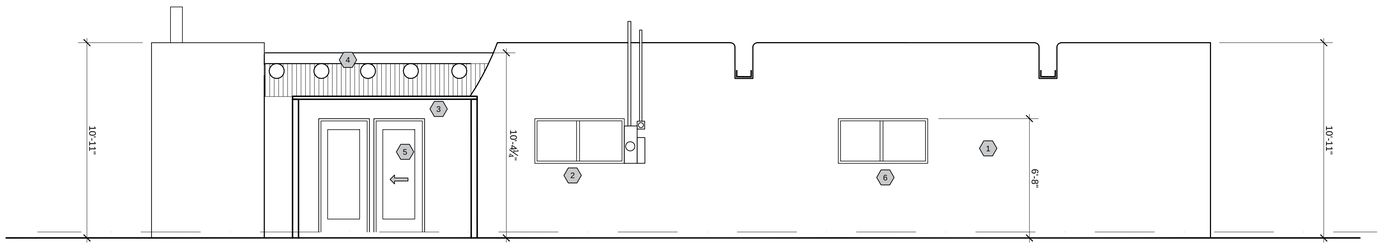
SCALE: $\frac{1}{4}$"=1'-0"

3

ELEVATION SHEET KEYED NOTES

GENERAL:

1. EXISTING WALL NEW OPENING
2. EXISTING WINDOW REMOVED
3. EXISTING CANTILEVER TO BE REMOVED
4. EXISTING PATIO COVER TO BE REMOVED
5. EXISTING PATIO DOOR TO BE REMOVED
6. EXISTING WINDOW TO BE REMOVED & EXISTING WINDOW OPENING FILLED IN
7. EXISTING WINDOW TO BE REMOVED & REPLACE IN OPENING



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING WEST ELEVATION

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

1

JAP ARCHITECT

PO BOX 22986
Santa Fe, NM 87502
(505) 660-1682
japadillaarchitect@gmail.com
padillaarchitect.com

RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: 119CS

ISSUE DATE: 11.04.2025

DRAWN BY: RDE

CHECKED BY: JAP

REVISIONS:
NO: DATE: DETAIL:

SHEET TITLE:

EXISTING & PROPOSED WEST ELEVATIONS

COPYRIGHT 2025
JOHN A. PADILLA AIA

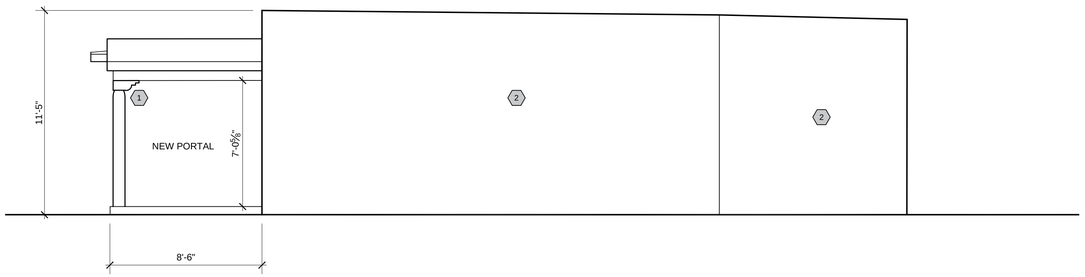
SHEET NO:

A-2.2

PROPOSED ELEVATION SHEET KEYED NOTES

GENERAL:

1. NEW PORTAL VIGAS POSTS - BEAMS - CORBELS
2. NEW STUCCO FINISH



PROPOSED SOUTH ELEVATION

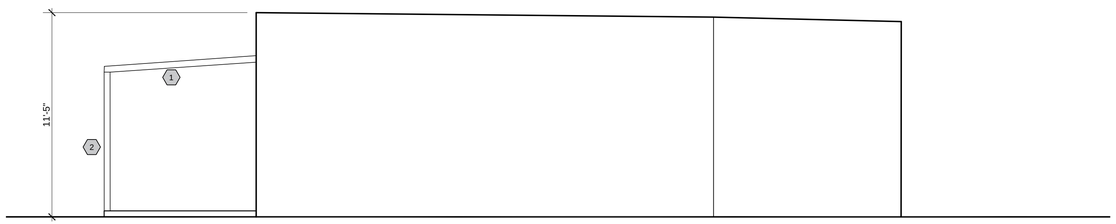
SCALE: 1/4"=1'-0"

3

EXISTING/DEMO ELEVATION SHEET KEYED NOTES

GENERAL:

1. REMOVE EXISTING PATIO COVER
2. REMOVE EXISTING POSTS
3.



GRAPHIC SCALE

4' 3' 2' 1' 0 4' 8'

(IN FEET)

EXISTING SOUTH ELEVATION

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

1

JAP ARCHITECT

PO BOX 22986
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RENOVATION
119 CAMINO SANTIAGO
SANTA FE, N.M.

PROJECT NO.: 119CS

ISSUE DATE: 11.04.2025

DRAWN BY: RDE

CHECKED BY: JAP

REVISIONS:

NO:	DATE:	DETAIL:

SHEET TITLE:

EXISTING & PROPOSED SOUTH ELEVATIONS

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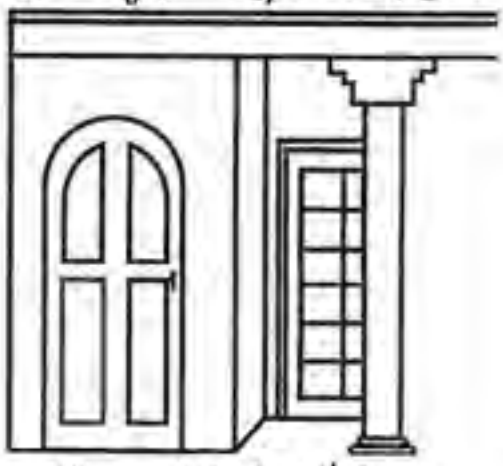
JOHN A. PADILLA AIA

SHEET NO:

A-2.3

On Behalf Of: Building Trade Specialties, Inc.
Address: 508 Ortega Rd NW
Los Ranchos De Albuquerque, NM 87114
Phone: 505-659-8713
Contact: Ra Patterson
Email: ra@bts-nm.com
Phone: 505-379-7900

Building Trade Specialties, Inc.



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Quote 1390933L: Dominic Serna
Project: 119 Camino Santiago SF
Printed: 9/6/2025 2:50:30 PM



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2025 Pricing

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

Line	Label	UOM	Quantity	Cubic Feet	List Price	Extended Price
001	East DR#1	EA	(1)	13.66	$6,485.65	$6,485.65

*** Unit ***
UXD2868 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1.1: 8" & 4 5/8" Cross Rail, 4 5/8" Vertical Mullion

*** Unit ***
Unit 1.1: Extruded Sash, Ultra, Inswing, Left Hinging, 6 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction, Beveled Fixed Panel Glazing Bead

*** Hardware-Accessories ***
Unit 1.1: No Lock - Display Bore Options, Bore 2 Holes , 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips



Rough Opening:
34 1/8" X 83 7/32"

Frame Size:
33 5/8" X 82 23/32"

Unit Dimension:
33 5/8" X 82 23/32"

002 South DR#2	**EA**	(1)	**12.91**	**$4,167.30**	**$4,167.30**



Scaled to Fit

Rough Opening:
32 1/8" X 83 7/32"

Frame Size:
31 5/8" X 82 23/32"

Unit Dimension:
31 5/8" X 82 23/32"

*** Unit ***
UXD2668 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1 1: 4 5/8" Cross Rail at 24", 4 5/8" Vertical Mullion

*** Unit ***
Unit 1.1: Extruded Sash, Ultra, Inswing, Left Hinging, 1 Lite Over 2 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1 1: No Lock - Display Bore Options, Bore 2 Holes : 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***
Unit 1 1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

003 East A	**EA**	(1)	**6.59**	**$2,307.68**	**$2,307.68**

*** Unit ***
UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges
The extension jamb will be applied by nailing through the face of the jamb.



Sealed to Fit

Rough Opening:
64 1/2" X 31 1/2"

Frame Size:
64" X 31"

Unit Dimension:
64" X 31"

004 East B	**EA**	(1)	**6.59**	**$2,307.68**	**$2,307.68**

*** Unit ***
UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges.
The extension jamb will be applied by nailing through the face of the jamb.



Scaled to Fit

Rough Opening:
64 1/2" X 31 1/2"

Frame Size:
64" X 31"

Unit Dimension:
64" X 31"

005	**DR#3**	**EA**	**(1)**	**15.15**	**$7,347.65**	**$7,347.65**



Scaled to Fit

Rough Opening:
38 1/8" X 83 7/32"

Frame Size:
37 5/8" X 82 23/32"

Unit Dimension:
37 5/8" X 82 23/32"

*** Unit ***
UXD3068 (Assy 1)

Ultra Rectangle Exterior Swinging Door

*** Stiles & Rails ***
Unit 1.1: 4 5/8" Cross Rail, 4 5/8" Vertical Mullion

*** Unit ***
Unit 1.1: Extruded Sash, Ultra, Inswing, Right Hinging, 6 Panels, Raised Panel, 1 3/4" Panel, 1 3/4" Frame, Fixed Panel Construction, Beveled Fixed Panel Glazing Bead

*** Hardware-Accessories ***
Unit 1.1: No Lock - Display Bore Options, Bore 2 Holes : 2-1/8", 2-3/8" Backset, 5-1/2" on Center Distance, 1" Cross Bore (Drive in Latch), 1" Dead Lock Cross Bore (Drive in Latch), No Dead Lock Mortise, No Mortise, No Strike Prep, No Dead Lock Strike Prep, Adjustable Hinges, Satin Nickel Hinges, No Screen - No Prep

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: Aluminum Door Sill, Dark Bronze Anodized Door Sill, No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

006 EAST DR#4 **EA** (1) **9.17** **$7,937.09** **$7,937.09**



Scaled to Fit

Rough Opening:
108 1/2" X 80"

Frame Size:
108" X 79 1/2"

Unit Dimension:
108" X 79 1/2"

*** Unit ***
UGA (Assy 1)

Ultra Rectangle Sliding Door

*** Stiles & Rails ***
Unit 1.1: Regular Stiles

*** Unit ***
Unit 1.1: Extruded Sash, Frame Knocked Down, Garden-Aire, Active - Fixed - Sidelite Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1 Glass 1, 1.1 Glass 2, 1.1 Glass 3: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1 Glass 1: Performance Divided Lites, Colonial, 2W5H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.1 Glass 2, 1.1 Glass 3: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Single Point Lock w/o Keyed Cylinder Door Hardware, Satin Nickel Hardware, No Security Lock, Standard Lock Height, BetterVue Fiberglass Sliding Screen, Screen(s) Loose, Screen Track

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Interlock and Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

Individual Grille Division Type defaults may not always align with each other in certain mull/stack configurations. Please check layouts for acceptability and adjust if necessary.

007	NORTH C	**EA**	(1)	**5.23**	**$2,070.03**	**$2,070.03**



Scaled to Fit

Rough Opening:
40 1/2" X 39 1/2"

Frame Size:
40" X 39"

Unit Dimension:
40" X 39"

*** Unit ***
UAW (Assy 1)

Ultra Rectangle Awning

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Venting Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 3W2H, 7/8" Bars, 7/8" Bars, Champagne Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Standard w/ Euro Hinges Window Hardware, Multi-Point Lock, Traditional Lock Lever, White Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Sash operation will be less than 90 degrees when using Standard Hardware w/ Euro Hinges.
The extension jamb will be applied by nailing through the face of the jamb.

008	NORTH D	**EA**	(1)	**3.38**	**$1,764.68**	**$1,764.68**

*** Unit ***
UCSP (Assy 1)

Ultra Rectangle CS/AW Picture



*** Unit ***
Unit 1.1: Extruded Sash, Match Crank Out Profile, Sash Set, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 4W1H, 7/8" Bars, 7/8" Bars, Black Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

The extension jamb will be applied by nailing through the face of the jamb.

Scaled to Fit

Rough Opening:
70 1/2" X 13 1/2"

Frame Size:
70" X 13"

Unit Dimension:
70" X 13"

009	WEST DR#5	**EA**	(1)	**26.75**	**$5,727.30**	**$5,727.30**



Scaled to Fit

Rough Opening:
72 1/2" X 79 1/2"

Frame Size:
72" X 79"

Unit Dimension:
72" X 79"

*** Unit ***
UGA (Assy 1)

Ultra Rectangle Sliding Door

*** Stiles & Rails ***
Unit 1.1: Regular Stiles

*** Unit ***
Unit 1.1: Extruded Sash, Frame Setup and Stationary Panel(s) Installed, Garden-Aire, Active - Fixed Hinging, Full Lite Panel Style, 1 3/4" Panel, 1 3/4" Frame

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E Glass, Mill Finish Spacer, Glass Preserve without Neat® Coating, Beveled Bead

Unit 1.1 Glass 1, 1.1 Glass 2: Clear glass, Tempered Glass

*** Lite Divisions ***
Unit 1.1 Glass 1: Performance Divided Lites, Colonial, 2W5H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.1 Glass 2: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W5H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Single Point Lock w/o Keyed Cylinder Door Hardware, Satin Nickel Hardware, No Security Lock, Standard Lock Height, BetterVue Fiberglass Sliding Screen, Screen(s) Loose, Screen Track

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Black Interlock and Weatherstrip

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, Nailing Fin, 4-9/16" Jambs, No Installation Clips

010 WEST E **EA** (1) **9.89** **$3,634.63** **$3,634.63**



Scaled to Fit

Rough Opening:
64 1/2" X 48 1/2"

Frame Size:
64" X 48"

Unit Dimension:
64" X 48"

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Left Hinging, Stepped Stop

Unit 1.2: Extruded Sash, Crank Out, Right Hinging, Stepped Stop

*** Glass ***
Unit 1.1, 1.2: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1, 1.2: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

Unit 1.2: Performance Divided Lites, Colonial, Align Horizontal Bars, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1, 1.2: Standard Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1, 1.2: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1, 1.2: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb.

011	**WEST F**	**EA**	**(1)**	**4.87**	**$1,895.14**	**$1,895.14**



Rough Opening:
30 1/2" X 48 1/2"

Frame Size:
30" X 48"

Unit Dimension:
30" X 48"

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Performance ***
Unit 1.1: U-Value = 0.30, Metric U-Value = 1.70

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Left Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

*** Hardware-Accessories ***
Unit 1.1: Single Arm w/ Euro Hinges Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb

012 WEST F **EA** (1) **4.87** **$1,895.14** **$1,895.14**



Rough Opening:
30 1/2" X 48 1/2"

Frame Size:
30" X 48"

Unit Dimension:
30" X 48"

*** Unit ***
UCS (Assy 1)

Ultra Rectangle Casement

*** Performance ***
Unit 1.1: U-Value = 0.30, Metric U-Value = 1.70

*** Unit ***
Unit 1.1: Extruded Sash, Crank Out, Right Hinging, Stepped Stop

*** Glass ***
Unit 1.1: Dual Glazed, Solar Low-E with Therma Plus Glass, Mill Finish Spacer, High Altitude, Glass Preserve without Neat+ Coating, Beveled Bead

Unit 1.1: Clear glass

*** Lite Divisions ***
Unit 1.1: Performance Divided Lites, Colonial, 2W2H, 7/8" Bars, 7/8" Bars, Mill Finish Internal Spacers, Beveled Bars - Exterior, Beveled Bars - Interior

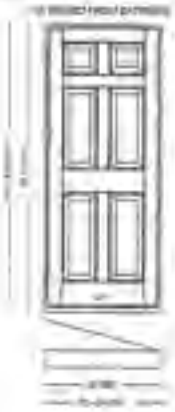
*** Hardware-Accessories ***
Unit 1.1: Single Arm w/ Euro Hinges Window Hardware, Traditional Lock Lever, Satin Nickel Hardware, E-Gard Plus Locking Hardware, E-Gard Plus Operating Hardware, BetterVue Fiberglass Screen, Screen(s) Loose

*** Species-Finish-Color ***
Unit 1.1: Pine Species, No Fingerjoints, 70% Fluoropolymer Exterior Sash, 70% Fluoropolymer Exterior Frame, Match All Ext Colors, Bronze Exterior, Unfinished Interior Sash, Unfinished Interior Frame, Dark Bronze Anodized Screen

*** Casing-Jambs-Trim ***
Unit 1.1: No Casing, No Sill Nosing, Nailing Fin, 3-1/2" Jambs, Jambs Applied, No Installation Clips

Opening(s) designated by a circled 'E' meet most national building codes for emergency escape and rescue requirements. Check local codes for product compliance for desired application.
The extension jamb will be applied by nailing through the face of the jamb.

Rough Opening Schedule



001 East DR#1

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 34 1/8" X 83 7/32"
Frame Size: 33 5/8" X 82 23/32"
Unit Dimension: 33 5/8" X 82 23/32"



002 South DR#2

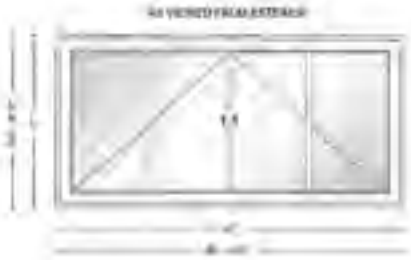
Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 32 1/8" X 83 7/32"
Frame Size: 31 5/8" X 82 23/32"
Unit Dimension: 31 5/8" X 82 23/32"

Rough Opening Schedule

003 East A



Quantity: 1

Ultra Rectangle Awning

Rough Opening: 64 1/2" X 31 1/2"

Frame Size: 64" X 31"

Unit Dimension: 64" X 31"

004 East B



Quantity: 1

Ultra Rectangle Awning

Rough Opening: 64 1/2" X 31 1/2"

Frame Size: 64" X 31"

Unit Dimension: 64" X 31"

Rough Opening Schedule



005 DR#3

Quantity: 1

Ultra Rectangle Exterior Swinging Door

Rough Opening: 38 1/8" X 83 7/32"
Frame Size: 37 5/8" X 82 23/32"
Unit Dimension: 37 5/8" X 82 23/32"



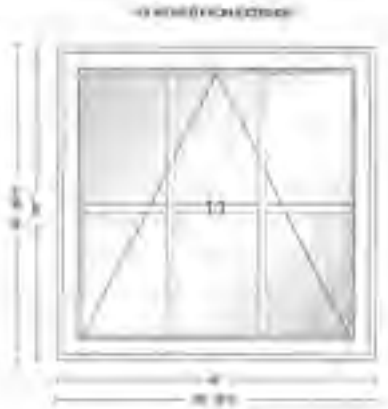
006 EAST DR#4

Quantity: 1

Ultra Rectangle Sliding Door

Rough Opening: 108 1/2" X 80"
Frame Size: 108" X 79 1/2"
Unit Dimension: 108" X 79 1/2"

Rough Opening Schedule



007 NORTH C

Quantity: 1

Ultra Rectangle Awning

Rough Opening: 40 1/2" X 39 1/2"

Frame Size: 40" X 39"

Unit Dimension: 40" X 39"



008 NORTH D

Quantity: 1

Ultra Rectangle CS/AW Picture

Rough Opening: 70 1/2" X 13 1/2"

Frame Size: 70" X 13"

Unit Dimension: 70" X 13"

Rough Opening Schedule



009 WEST DR#5

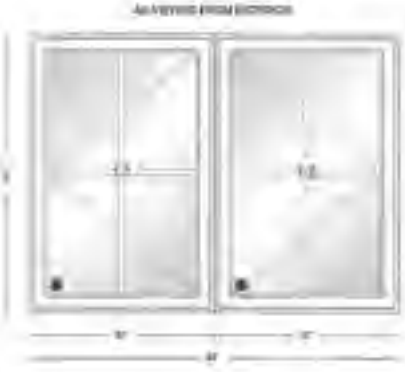
Quantity: 1

Ultra Rectangle Sliding Door

Rough Opening: 72 1/2" X 79 1/2"

Frame Size: 72" X 79"

Unit Dimension: 72" X 79"



010 WEST E

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 64 1/2" X 48 1/2"

Frame Size: 64" X 48"

Unit Dimension: 64" X 48"

Rough Opening Schedule



011 WEST F

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"
Frame Size: 30" X 48"
Unit Dimension: 30" X 48"



012 WEST F

Quantity: 1

Ultra Rectangle Casement

Rough Opening: 30 1/2" X 48 1/2"
Frame Size: 30" X 48"
Unit Dimension: 30" X 48"

Notes / Totals / Signature

Quote Notes:

ALLOW 8-10 WEEKS
SCREENS BOXED SEPERATELY
FOB JOBSITE
NO TAX FIGURED

Total Quantity: 12	Total Cubic Feet: 119.06	Total Perimeter Feet: 2,619.06	Sub-Total*:	$47,539.97

Total Amount: $47,539.97

DIDC <7272.97>

Total Amount includes Kolbe and/or Non-Kolbe lines if applicable

NET $40,267.00

Payment Term Notes:

50% DEPOSIT REQUIRED

Signature: _____ **Date:** _____

Purchase Order: _____

Printed By: Ra Patterson
Created: 9/2/2025

For warranty information please click this link or visit https://www.kolbewindows.com/resources/warranties

RPA & Associates, LLC.

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

JOB	DATE
119 CAMINO SANTIAGO, SANTA FE, NM 87501	08/11/2025

LOCATION	DESCRIPTION
EAST	
DR #1	32 x 81 RH INSWING DOOR 6-PANEL SIMPSON
SOUTH	
DR #2	30 x 81 LH INSWING DOOR 4-LT/3-PANEL
EAST	
A	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT ANDERSEN
B	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT ANDERSEN
DR #3	36 x 81 LH INSWING DOOR 15-PANEL SIMPSON
DR #4	108 x 79 ½ XOO 1-LT/3-PANEL ALUMINUM MILL FINISH SLIDER GLASS DOOR
NORTH	
C	40 x 39 XO HORIZONTAL SLIDER 1-LT ANDERSEN
D	70 x 13 FXD STOPPED IN GLASS 1-LT
WEST	
DR #5	72 x 79 XO SGD BRONZE ALUMINUM INSULATED GLASS 1-LT 1994
E	64 x 31 HORIZONTAL SLIDER 1-LT ANDERSEN
F	64 x 31 HORIZONTAL SLIDER 1-LT ANDERSEN

In closing, my professional opinion is as follows:

Doors #1, #2, #3, #4 and #5 are non-historic however replaceable.

Windows A, B, C, E, F are historic. The units are Andersen 1964 however the tracks and the special locks are not manufactured anymore. The units would need to be replaced to function.

Window D is non-historic however replaceable.

If you have any questions, please contact me at 505-379-7900.

Assessment prepared by: Ra N. Patterson

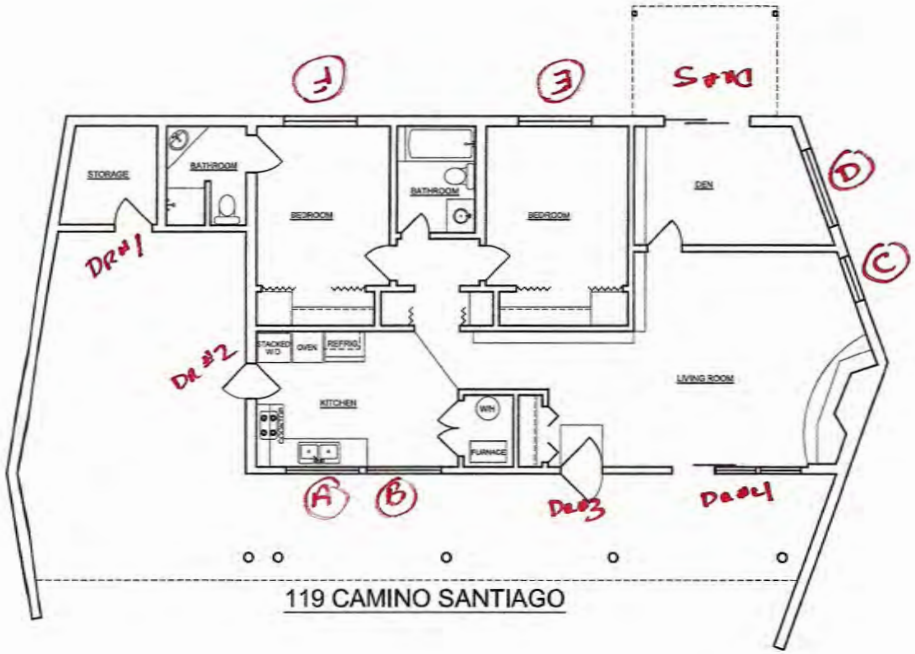
RPA & ASSOCIATES, LLC | WINDOW & DOOR CONDITION AND INTEGRITY CODES

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	32 x 81 RH INSWING DOOR ALL WOOD 6-PANEL	S	NON-HISTORIC – SIMPSON (1996)
DR #2	30 x 81 RH INSWING DOOR ALL WOOD 4-LT/3-HORIZONTAL PANEL	S	NON-HISTORIC – SIMPSON (1996)
A	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
B	64 x 31 ½ XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
DR #3	36 x 81 LH INSWING DOOR ALL WOOD 15-PANEL	S	NON-HISTORIC – SIMPSON (1996)
DR #4	108 x 79 ½ SLIDING GLASS DOOR XOO ALL ALUMINUM MILL FINISH 1-LT	S	NON-HISTORIC – ALENCO ALUMINUM COOP (1978)
C	40 x 39 XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
D	70 x 13 FXD STOPPED IN GLASS 1-LT	U	NON-HISTORIC – (1978)
E	64 x 31 XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE
F	64 x 31 XO HORIZONTAL SLIDER 1-LT	U	HISTORIC – ANDERSEN (1964) TRACKS AND ROLLERS UNREPAIRABLE AND PARTS NO LONGER AVAILABLE

NOTES:



NOTES

1. ALL CALCULATIONS INDICATE "GROSS" AREA.
2. ALL FIXTURES INDICATED ARE BUILT-IN.
3. ALL DIMENSIONS TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.

AREA CALCULATIONS:

HEATED AREA	1169.82 SQ. FT.
STORAGE	59.08 SQ. FT.

PROJECT:
PLAZA DEL MONTE
19 CAMINO SANTIAGO

DESCRIPTION:
AS-BUILT DRAWING

CLIENT:
C & S REAL ESTATE & DEVELOPMENT

SHEET # 01 OF 01

ORIENTATION

MEASURED BY	PM
DESIGNED BY	N.A.
DRAFTED BY	PM
CHECKED BY	M.G.
REVISED:	

REFERENCE # 220355

SCALE: 1/8"=1'-0" DATE: 04/21/2022

505-899-1199

119 Camino Santiago

East Elevation
Door #1



South Elevation
Door #2

East Elevation
Window A

East Elevation
Window B



East Elevation Door #3

East
Elevation
Door #4

North Elevation
Window
C

North
Elevation
Window
D

West
Elevation
Door #5

West
Elevation
Window
E

West
Elevation
Window
F



119 Camino Santiago
West Elevation


119 Camino
Santiago
North Elevation

119 Camino Santiago
East Elevation

119 Camino Santiago
Typical Andersen
broken sliding
handles
Non replaceable

119 Camino
Santiago
Typical Andersen
bad sills that are
Non replaceable

City of Santa Fe, New Mexico

200 Lincoln Avenue, P.O. Box 909, Santa Fe, NM 87504-0909
www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

PROJECT DESCRIPTION: Historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago).

Case number: **H-19-019**
Project Type: HDRB

PROJECT LOCATION (S): 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

PROJECT NAMES:

OW – Plaza del Monte LLC	8814 Horizon Blvd. Suite 400	Albuquerque, NM 87113
AG – Lloyd and Associates	321 West San Francisco Street Suit A	Santa Fe, NM 87501

BOARD ACTION

This is to certify that the Historic Districts Review Board (HDRB) acted on the HDRB-initiated status review for Plaza del Monte at their hearing on June 25, 2019. The decision of the Board was to assign "Contributing" historic status to all structures except 118 Camino Santiago and 116/120 Camino Matias, to which they assigned "Non-contributing" historic status. Please see the attached table for detailed actions and primary façade designations. The Board further acted to direct staff to bring forward an evaluation of Plaza del Monte for possible designation as a historic compound. For further information please call 955-6605.

Sincerely,

Lisa Roach
Planner Manager, Historic Preservation Division

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

Attachment: Table of Historic Status and Primary Façade Designations for Plaza del Monte

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.

CITY OF SANTA FE, NEW MEXICO

PROJECT DESCRIPTION: Lloyd and Associates, agent for Plaza del Monte LLC, owners, historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago).

Case number: **H-19-019**
Project Type: HDRB

PROJECT LOCATION (S): 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias

PROJECT NAMES:

OW –	Plaza del Monte LLC	8814 Horizon Blvd. Suite 400	Albuquerque, NM 87113
AP –	Lloyd and Associates	321 West San Francisco Street Suit A	Santa Fe, NM 87501

PROJECT DATA:

HISTORIC DISTRICT

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

HISTORIC BUILDING STATUS

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

PRIMARY ELEVATIONS: North ☐ South ☐ West ☐ East ☐ N/A ☑

PUBLICLY VISIBLE FACADE-EAST Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-NORTH Yes ☐ No ☐

PUBLICLY VISIBLE FACADE-SOUTH Yes ☑ No ☐

PUBLICLY VISIBLE FACADE-WEST Yes ☑ No ☐

HISTORIC DISTRICT INVENTORY NUMBER _____

YEAR OF CONSTRUCTION 1950 - 1972

PROJECT TYPE

Status ☑ Primary Elevations ☑ Remodel ☐ Demolition ☐ New ☐ Other _____

USE, EXISTING Residential ☑ Non-Residential ☐ Vacant ☐

USE, PROPOSED Residential ☑ Non-Residential ☐

HISTORIC BUILDING NAME Plaza del Monte

City of Santa Fe, New Mexico

memo

DATE: June 25, 2019

TO: Historic Districts Review Board Members

FROM: Lisa Roach, Historic Preservation Division Manager LR

Case # H-19-019

Address: 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias
Historic Status: Contributing, Non-Contributing, Non-statused
Historic District: Downtown and Eastside

REFERENCE ATTACHMENTS (Sequentially):

CITY SUBMITTALS

__x__ **Historic Inventory Form**

____ **Zoning Review Sheet**

__x__ **Other:**
1) Summary of Case History
2) Property Map
3) Certified letter from City staff notifying property owner of HDRB status review
4) "50-year rule" Guidance

APPLICANT SUBMITTALS

__x__ **Proposal Letter**

____ **Site Plan/Floor Plan**

____ **Elevations**

____ **Photographs**

____ **Other:**
"Plaza del Monte Historic Resources Evaluation," by John Murphey

STAFF RECOMMENDATION:

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

BACKGROUND:

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

Address	Construction Date(s)	Current Historic Status	Recommended[1] Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

[1] Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining stuctures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff's response to directives included in the April 23rd recission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE[2]

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more

[2] Historical Summary paraphrases research presented in the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

SUMMARIES OF INDIVIDUAL PROPERTIES[3]

101 Camino Santiago: 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 the 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.

102 Camino Santiago: 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 (west) 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, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

103 Camino Santiago: 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

[3] Property summaries are presented as excerpts from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

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 unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

105 Camino Santiago (Units 1-4): 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 canals. 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 Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). 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 home. 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 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. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and

Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe 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 a 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 home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

110 Camino Santiago: 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 as 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 (north) is defined by a small recessed entry. 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 by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. 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, most likely designed by architect Phillipe 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. 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. Due to substantial changes to the massing and appearance of the structure when two residences were

combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

111 Camino Santiago: 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 market y along 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 by 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 a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to 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 Phillipe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

113 Camino Santiago: 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 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 a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

114 Camino Santiago: 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

(north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with 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 (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door 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 in 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 & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

115 Camino Santiago: 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 (south) 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 toped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence 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, and the designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

117 Camino Santiago: 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 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 Phillipe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the

district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise a the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) 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 outline 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 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 Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian, due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

119 Camino Santiago: 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 (east) 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 Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east 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 (west) 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. 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 (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

121 Camino Santiago: 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 in Plaza del Monte, it has a low pitched 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 & Brunet Architects. Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

104 Camino Matias: 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 structures 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 corbels. The house was constructed in c.1965.

It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

105 Camino Matias: 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 in 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. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

107 Camino Matias: 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 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, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. 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 south façade. The garage door is 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 exposed 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. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

109 Camino Matias: 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 in its north exposure. 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, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte 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. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

111 Camino Matias: 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, facing west, 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 extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls 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 house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled 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 is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:

One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:

A structure, located in an H district, that is less than fifty years ld or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

"50-YEAR RULE" GUIDANCE:

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. [4]

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance). That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

[4] "'Of Exceptional Importance': The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History*.

Plaza del Monte: Previous HDRB Case History
(101-126 Camino Santiago and 104-120 Camino Matias)

On **November 28, 2017**, the applicant requested status review of four non-statused structures (122, 124, 125, and 126 Camino Santiago) and proposed demolition of these structures. Both cases (H-17-098A and H-17-098B) were postponed at the request of the Board for a full HCPI report for all of the Plaza del Monte subdivision.

On **April 24, 2018**, the applicant presented a full HCPI for Plaza del Monte and requested status reviews for the structures at 122, 124, 125, 126 Camino Santiago and again requested demolition of these structures. The HDRB designated 122, 125, and 126 Camino Santiago as Contributing and to designate 124 Camino Santiago and the garages at 126 Camino Santiago as Non-contributing. The requests to demolish 124 Camino Santiago and the garages at 126 Camino Santiago were granted.

On **May 15, 2018**, the HDRB reconsidered their previous actions on Cases H-17-098A and B out of concerns over age of the structures, over the historical value of mid-century architecture, and over due process as status review was requested by the Board for all structures in Plaza del Monte. The Board decided at that time to rescind their previous actions on status and demolition from the April 24, 2018 hearing. After some public discussion and a closed deliberation on the matter, both cases were postponed for additional information regarding dates of construction.

On **June 26, 2018**, the HDRB reviewed the status of and demolition request for five structures as requested by the applicant, including residences at 122, 124, 125 and 126 Camino Santiago and the garages south of 126 Camino Santiago. The applicant provided updated information regarding dates of construction in two amendments to the original HCPI for Plaza del Monte. In case H-17-098A, the Board assigned Contributing status to the residences at 124 and 126 Camino Santiago and their associated rock walls, and assigned Non-contributing status to 122 and 125 Camino Santiago and to the garages south of 126 Camino Santiago. In case H-17-098B, the Board postponed hearing the demolition request for the Contributing structures at 124 and 126 Camino Santiago and denied the demolition request for 122 and 125 Camino Santiago and the garages south of 126 Camino Santiago.

On **January 9, 2019**, the Governing Body heard an appeal of Cases H-17-098A and B, filed by the applicant. The Governing Body upheld the Board's determination of historic status in case H-17-098A. Regarding demolition, the Governing Body determined to allow demolition of the garage structures south of 126 Camino Santiago but to uphold the denial of demolition for 122 and 125 Camino Santiago.

On **March 26, 2019**, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and as they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style.

On **April 23, 2019**, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining stuctures in Plaza del Monte back to the HDRB for review under a single status review case.

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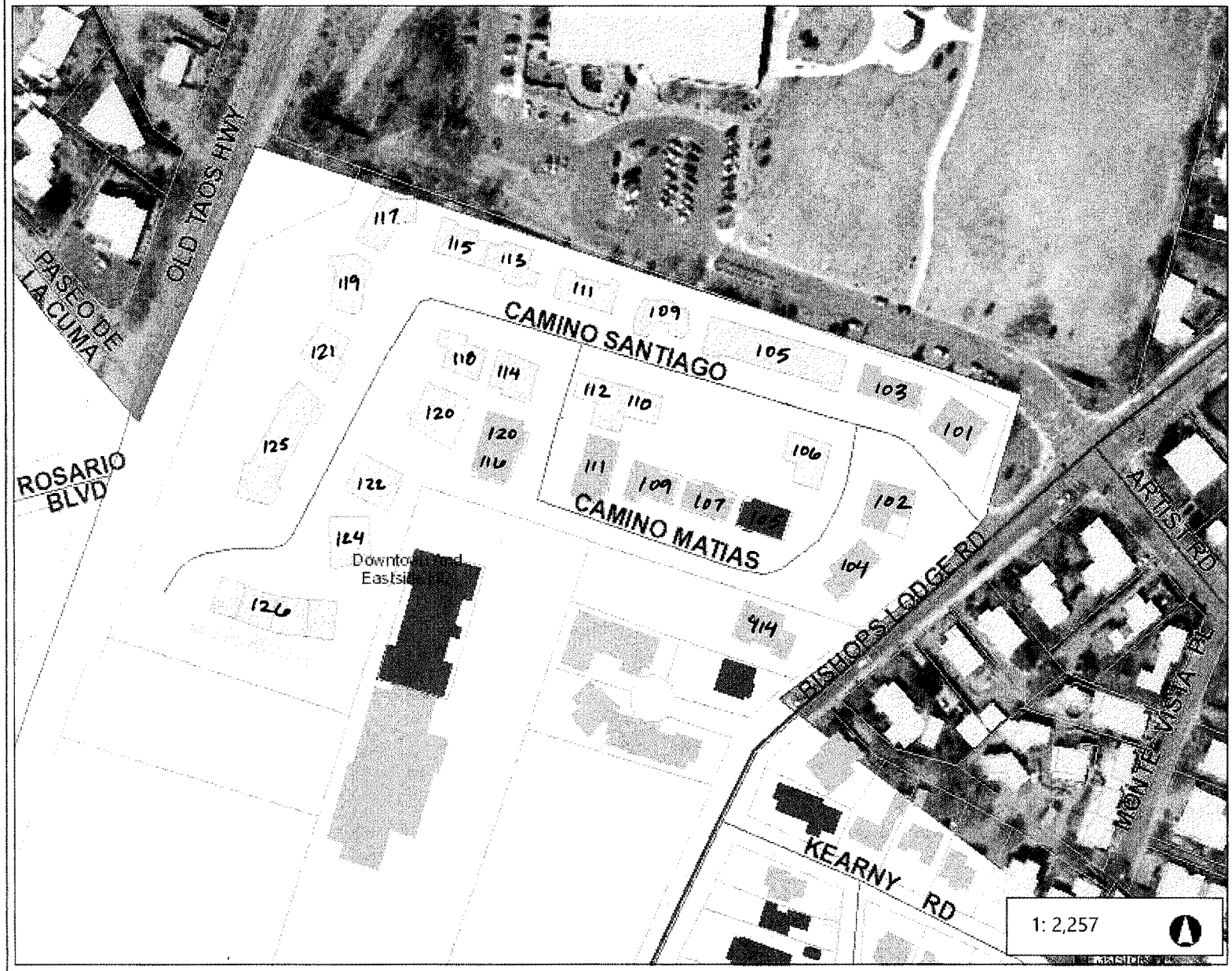

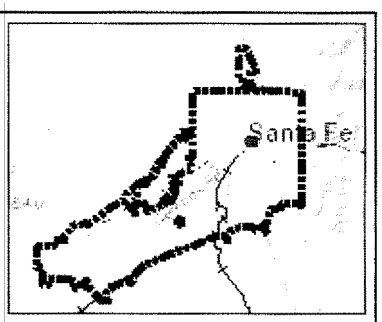

Legend

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Historic Buildings Status

- Landmark
- Significant
- Contributing
- Non-Contributing
- Not Resurveyed

Historic Districts

- Don Gaspar Area HD
- Downtown And Eastside HD
- Historic Review HD
- Historic Transition HD
- Westside-Guadalupe HD

376.2 0 188.08 376.2 Feet

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Notes

Note that 124 and 126 Camino Santiago have been designated as Contributing, and 122, 125 and the garages south of 126 Camino Santiago have been designated as Non-contributing.

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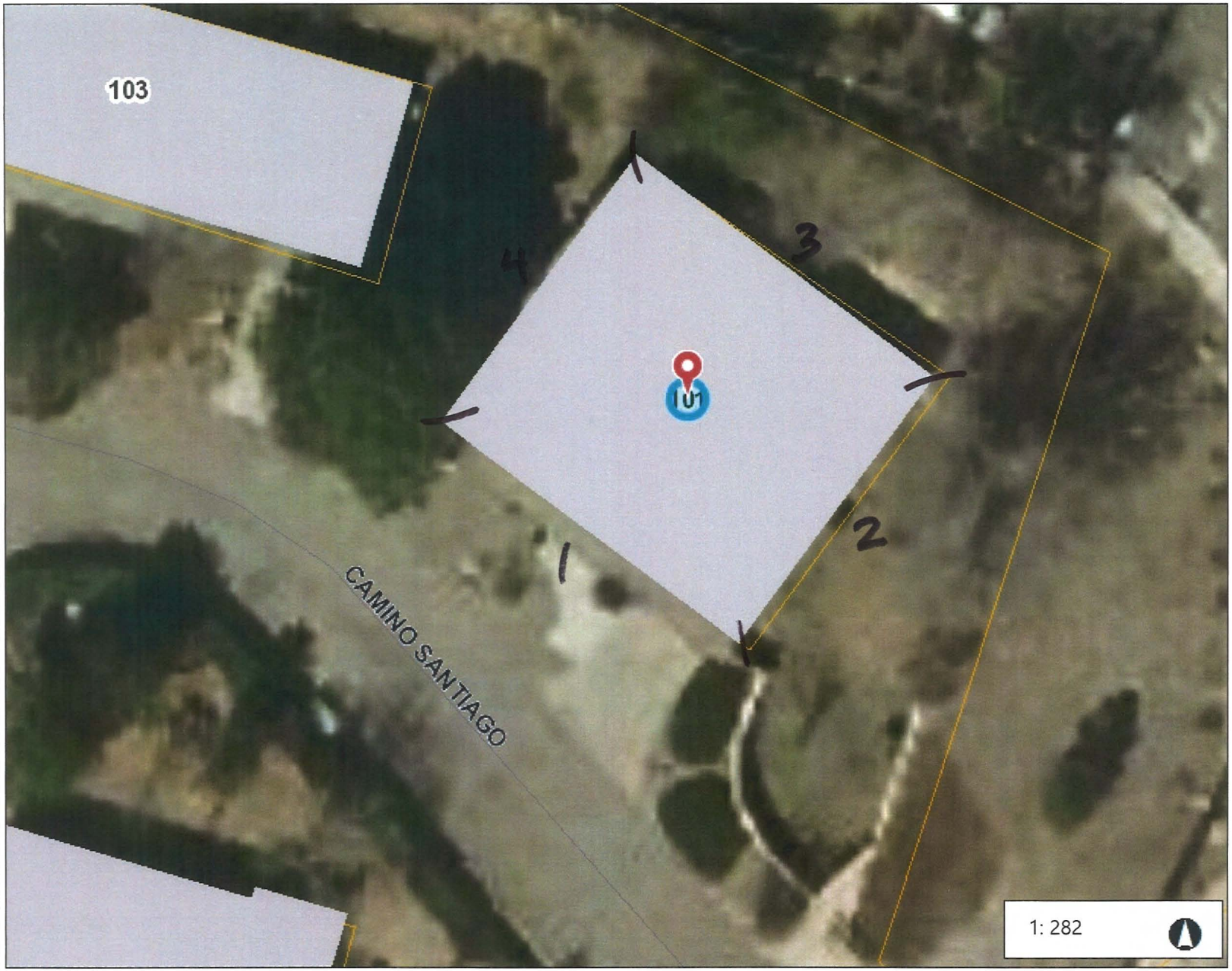
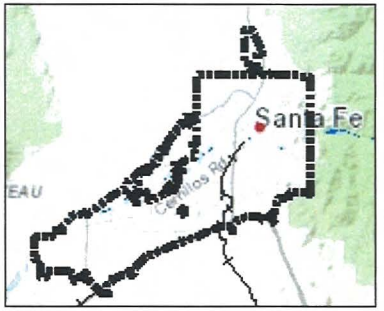
101 Camino Santiago





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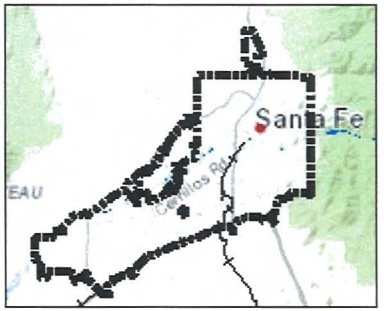
102 Camino Santiago





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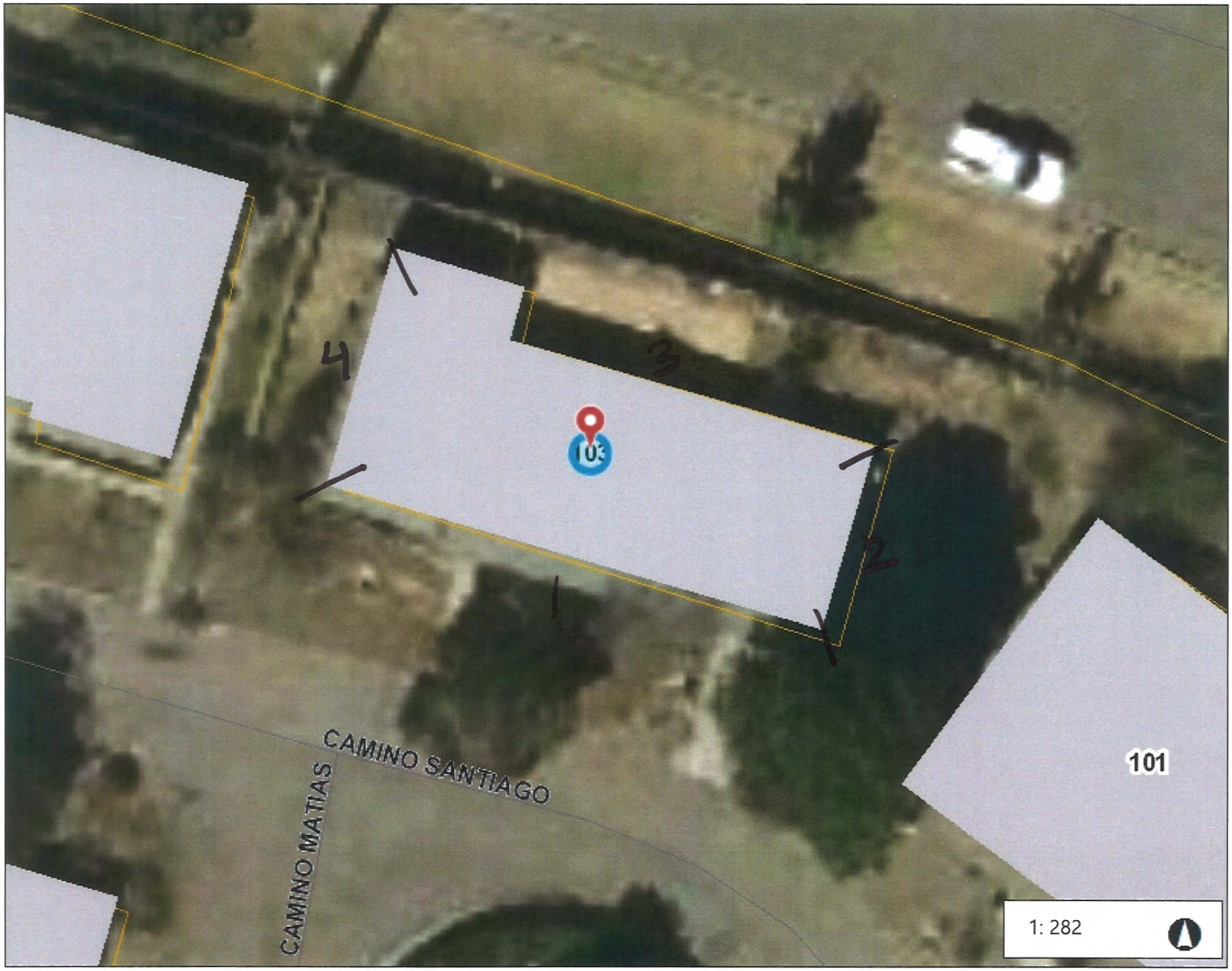
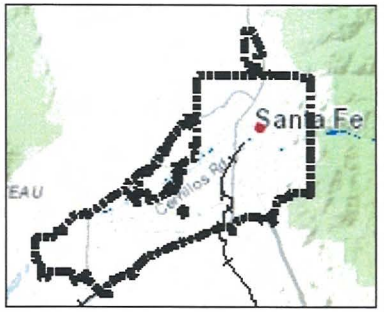
103 Camino Santiago





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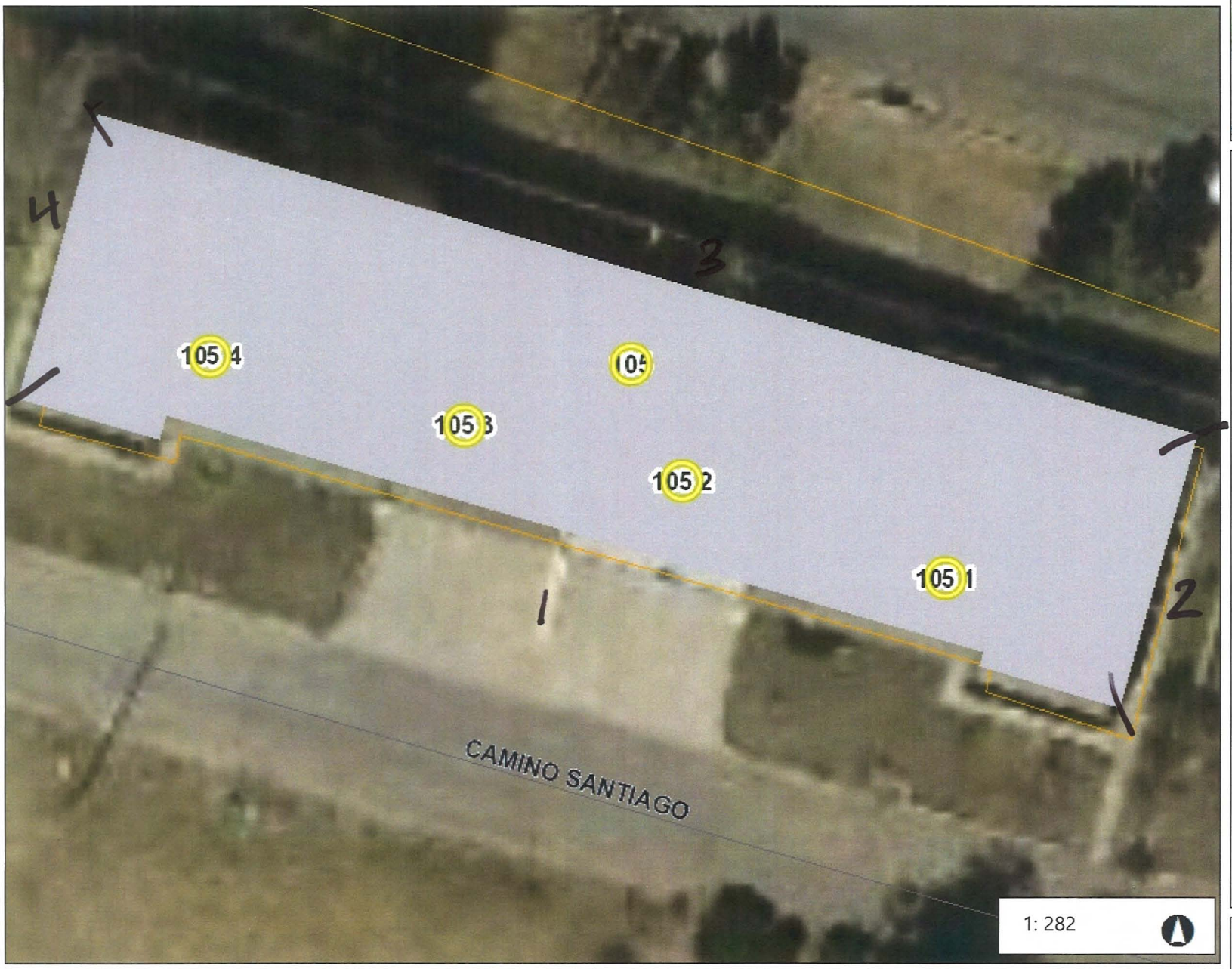
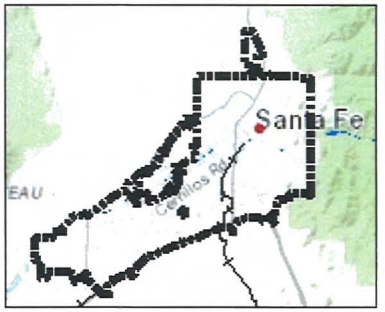
105 Camino Santiago





Legend

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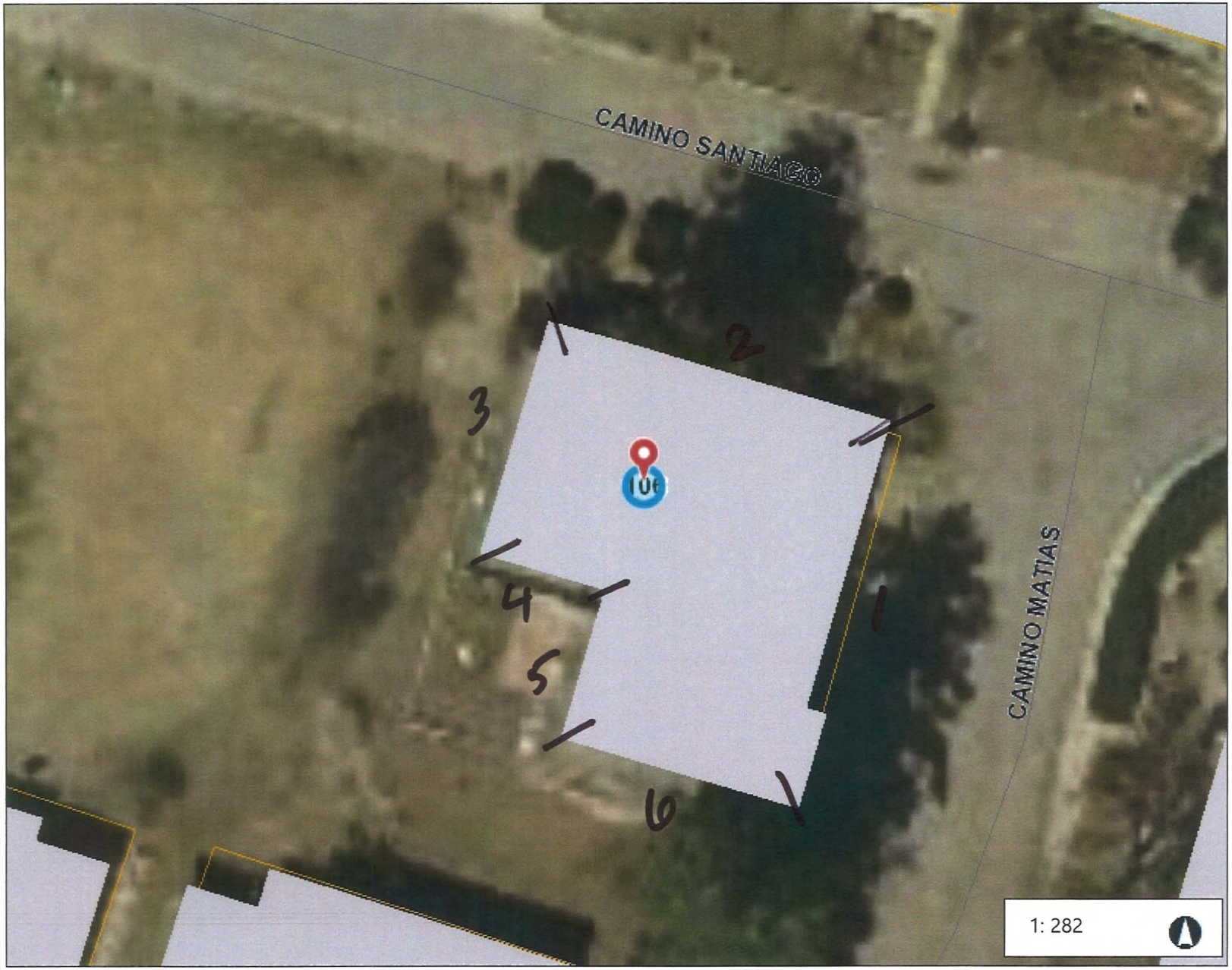
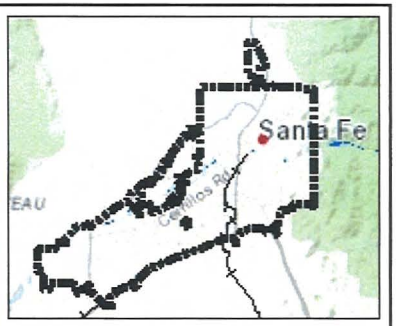
106 Camino Santiago





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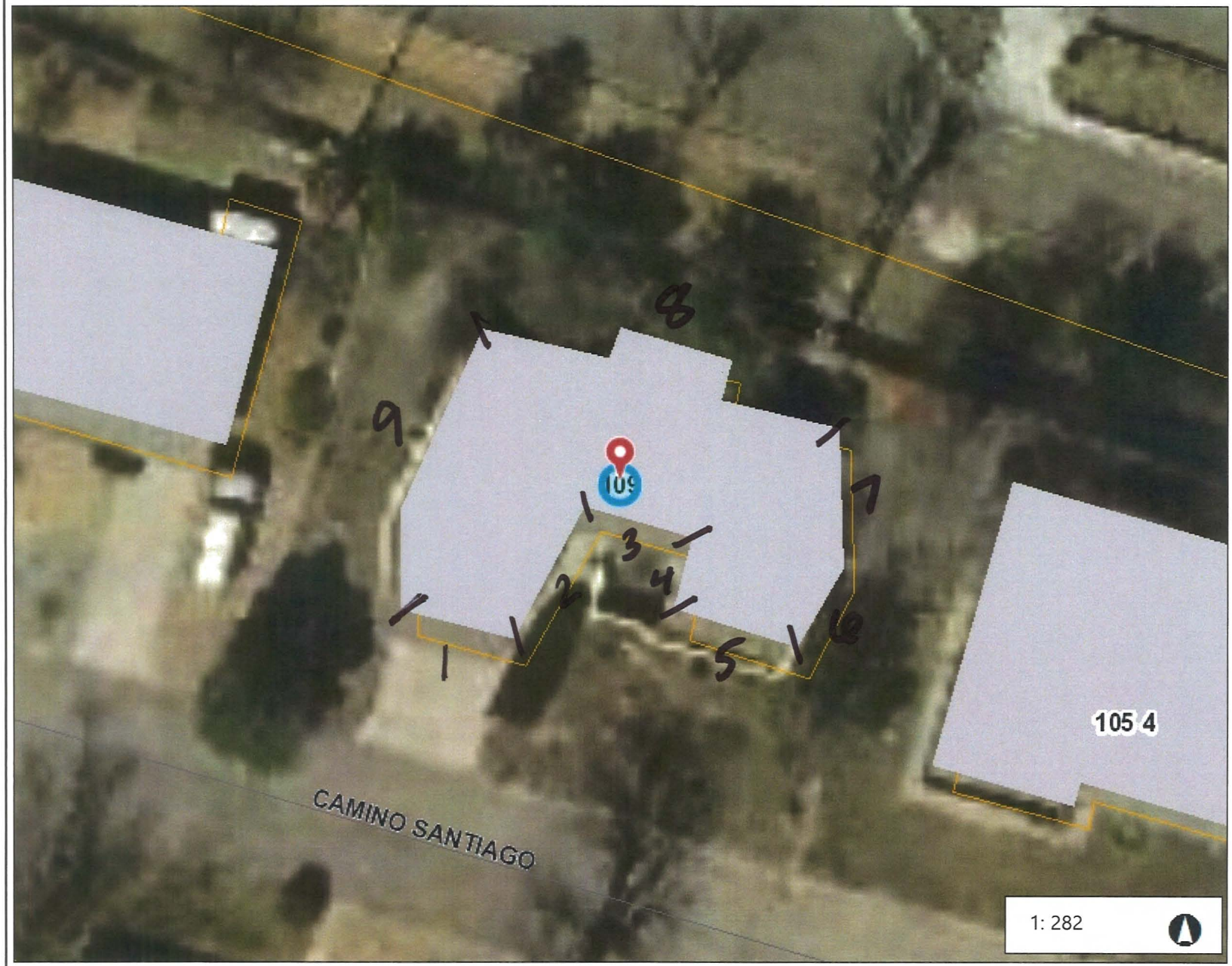
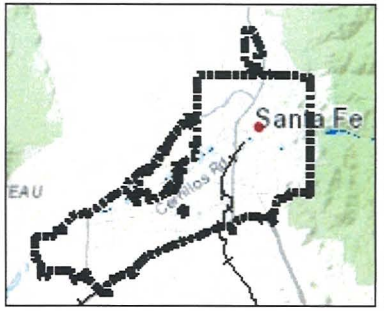
109 Camino Santiago





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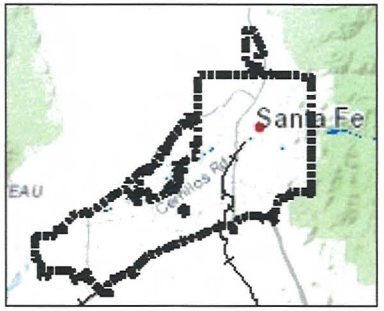
110 Camino Santiago





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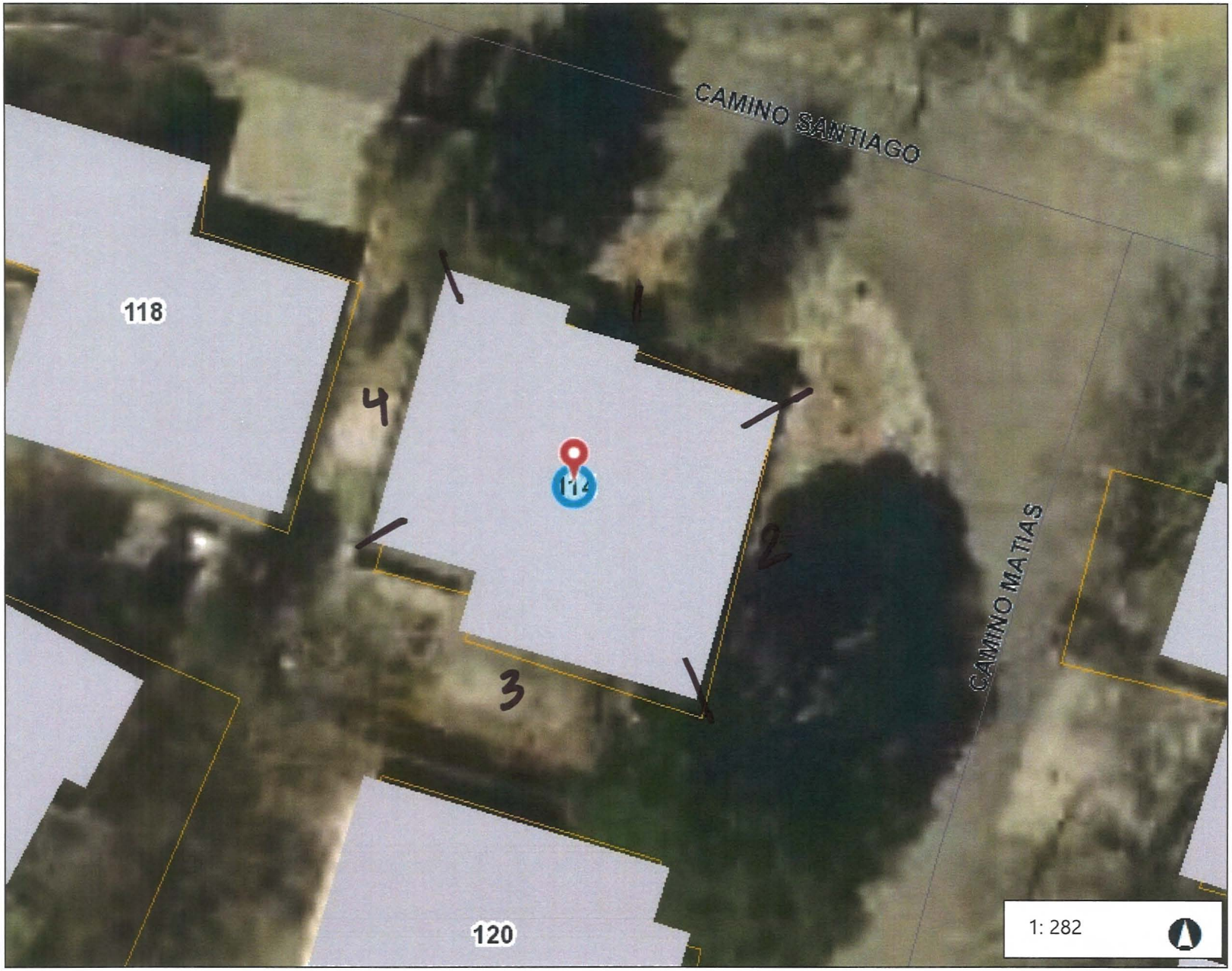
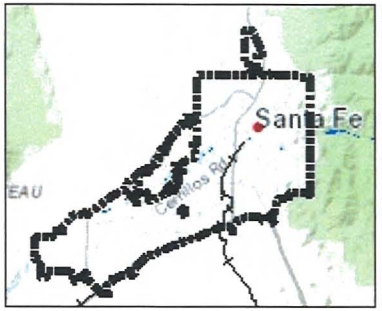
114 Camino Santiago





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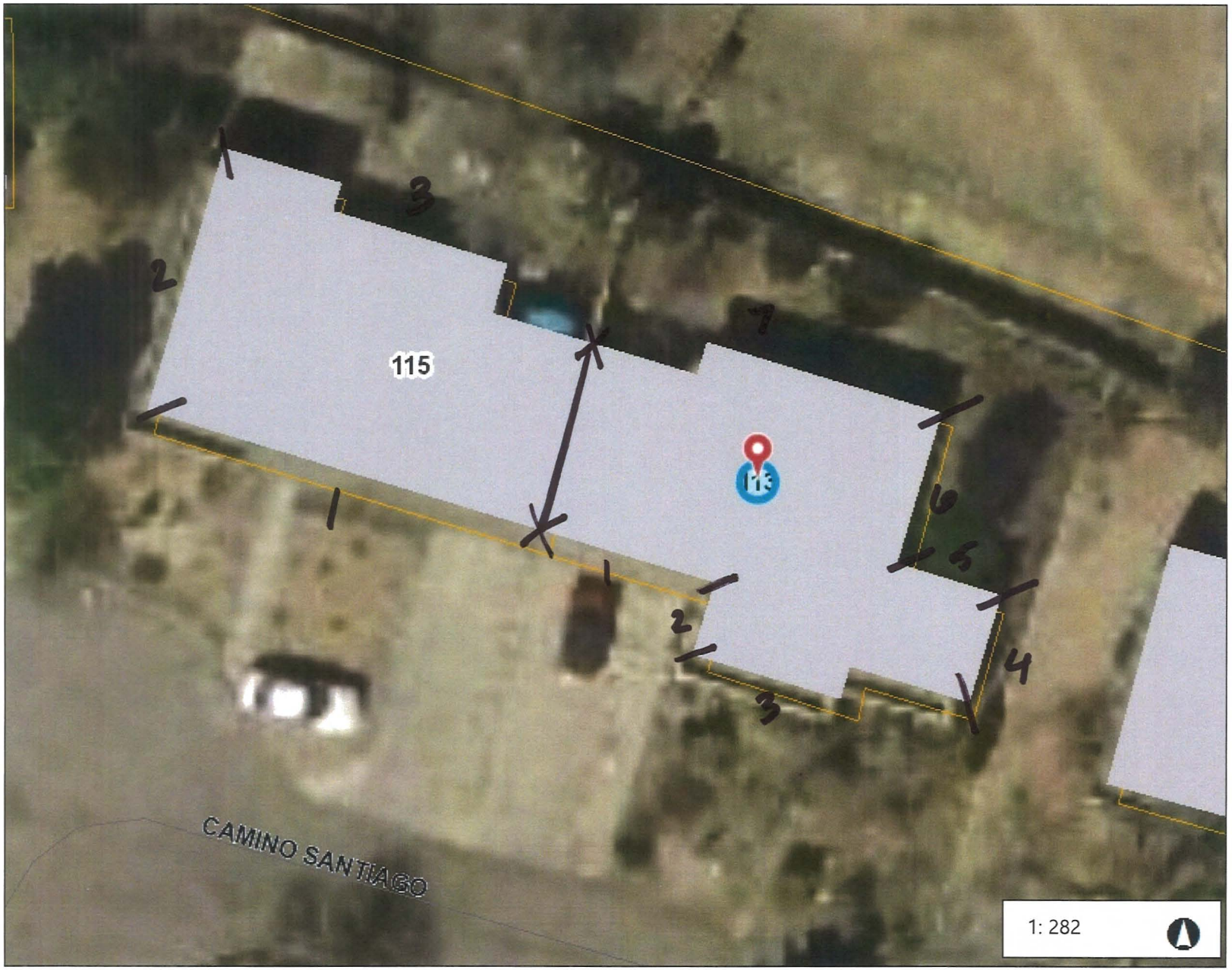
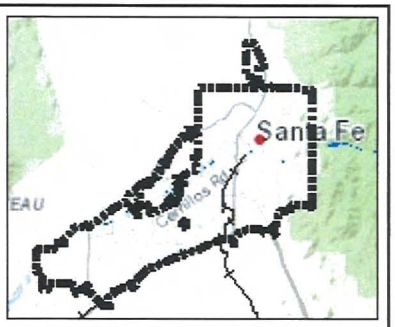
113/115 Camino Santiago





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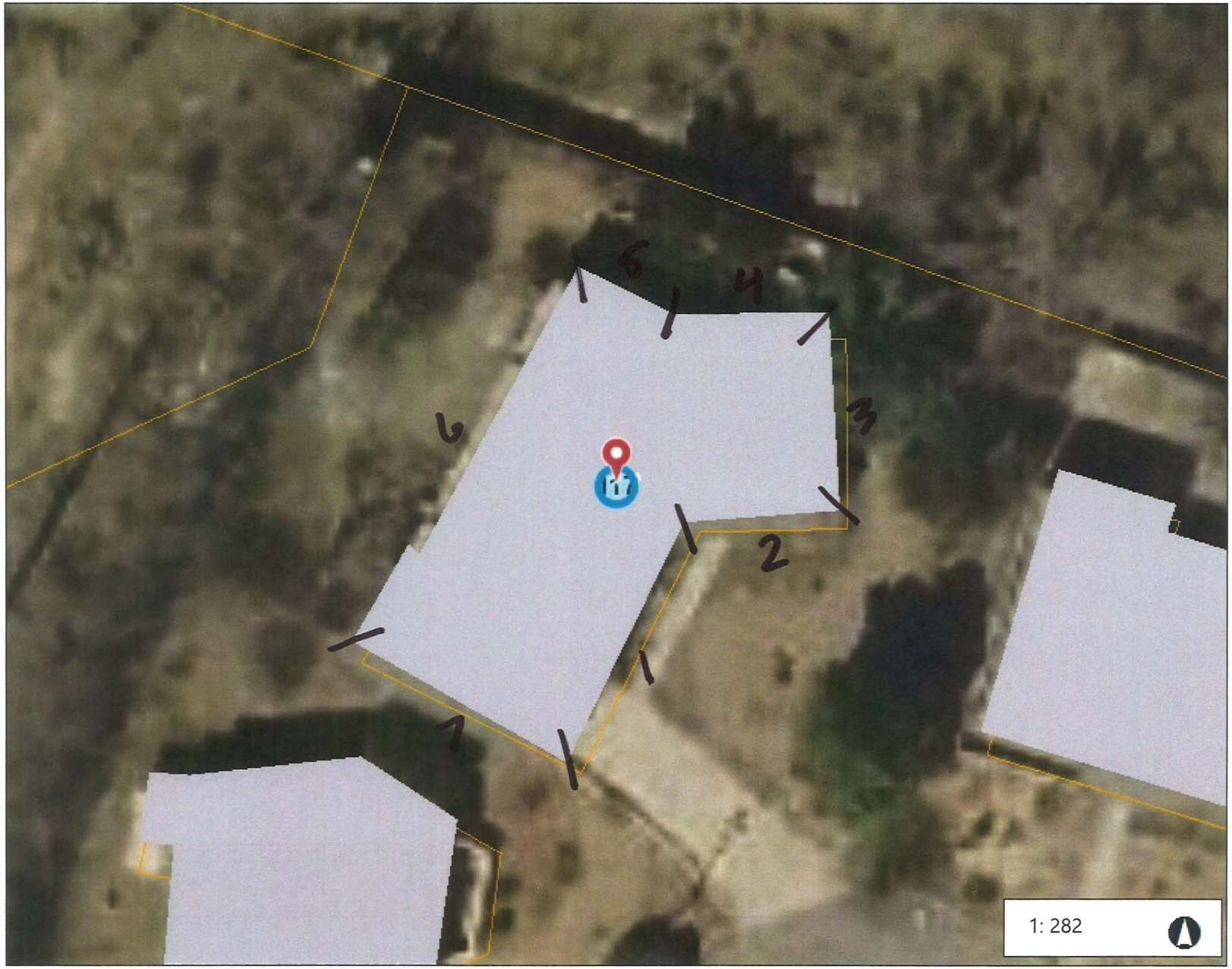
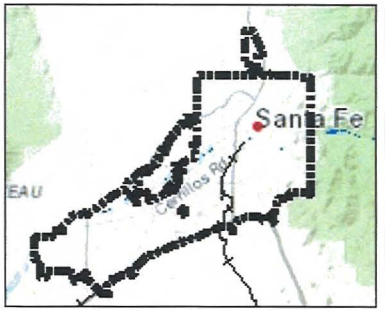
17 Camino Santiago





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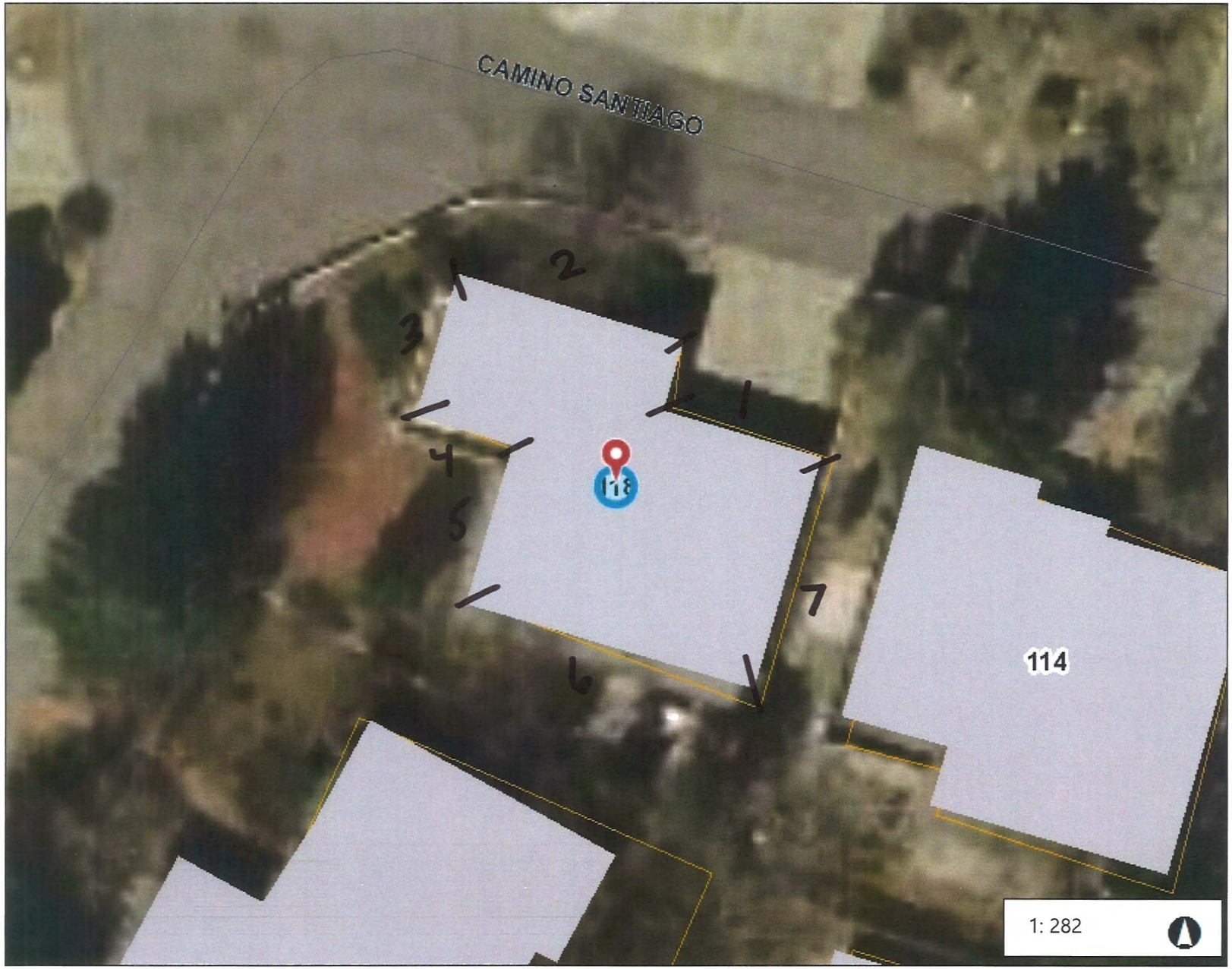
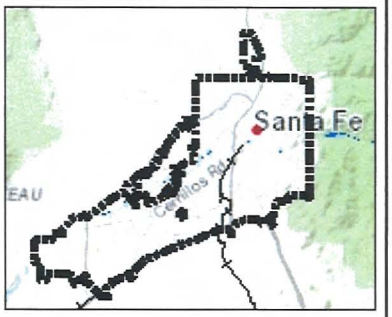
118 Camino Santiago





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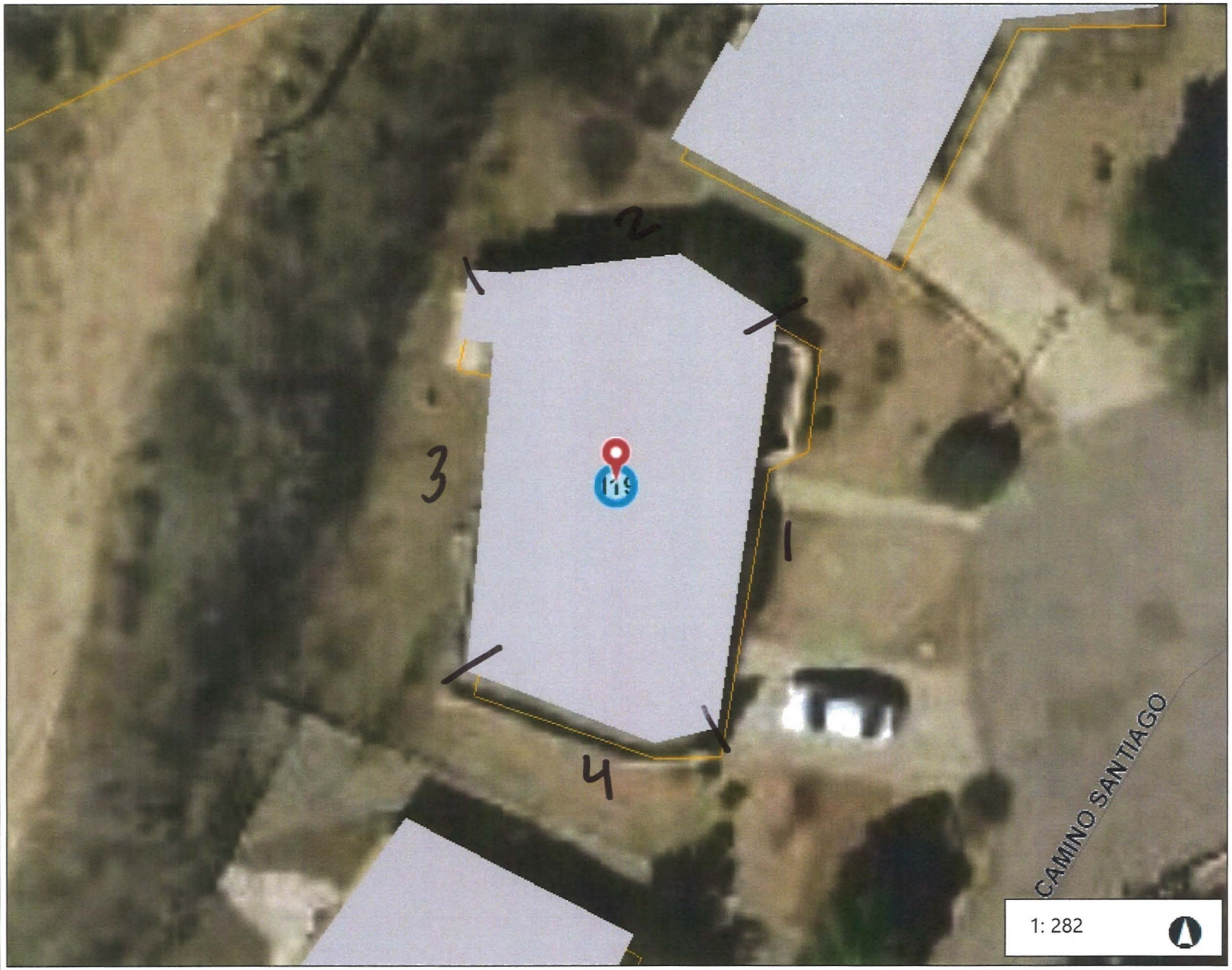
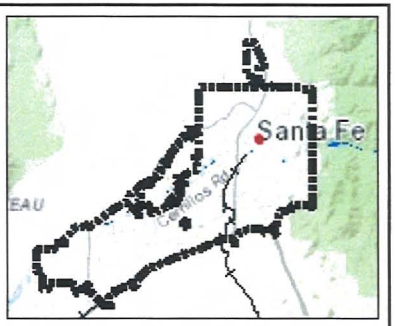
19 Camino Santiago





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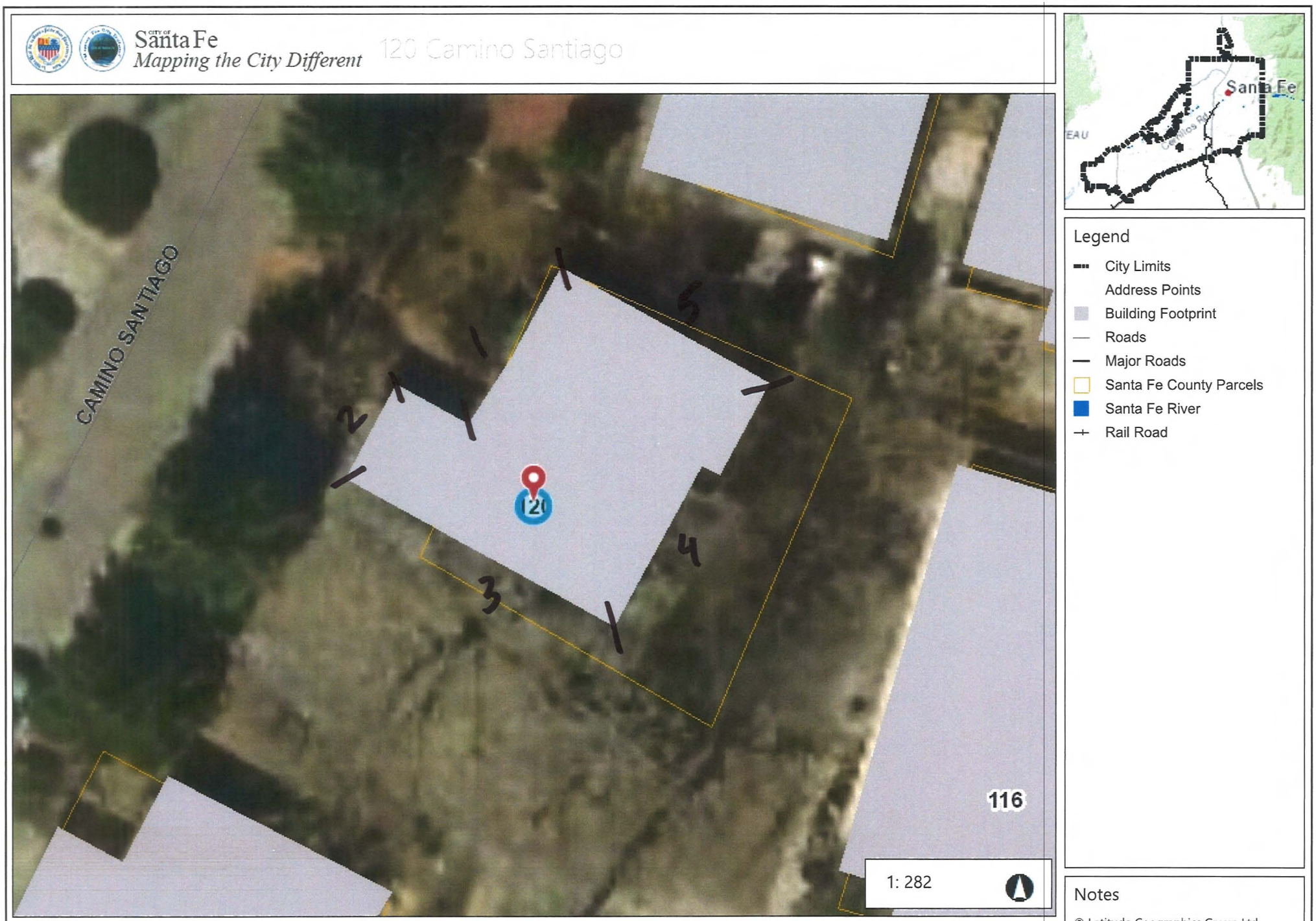
Santa Fe
Mapping the City Different
120 Camino Santiago
CAMINO SANTIAGO
120
116
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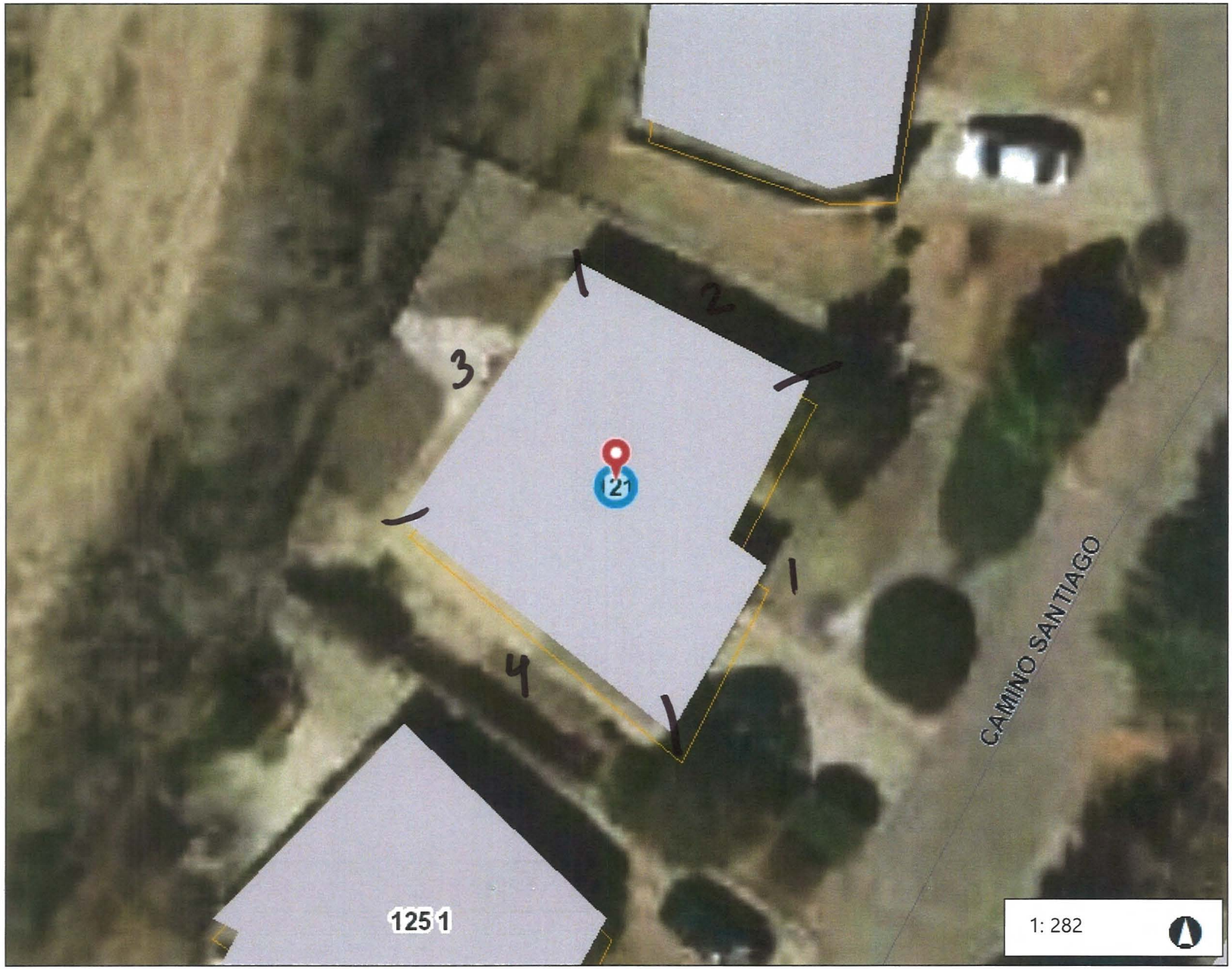
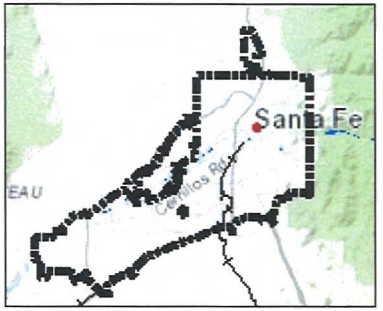
121 Camino Santiago





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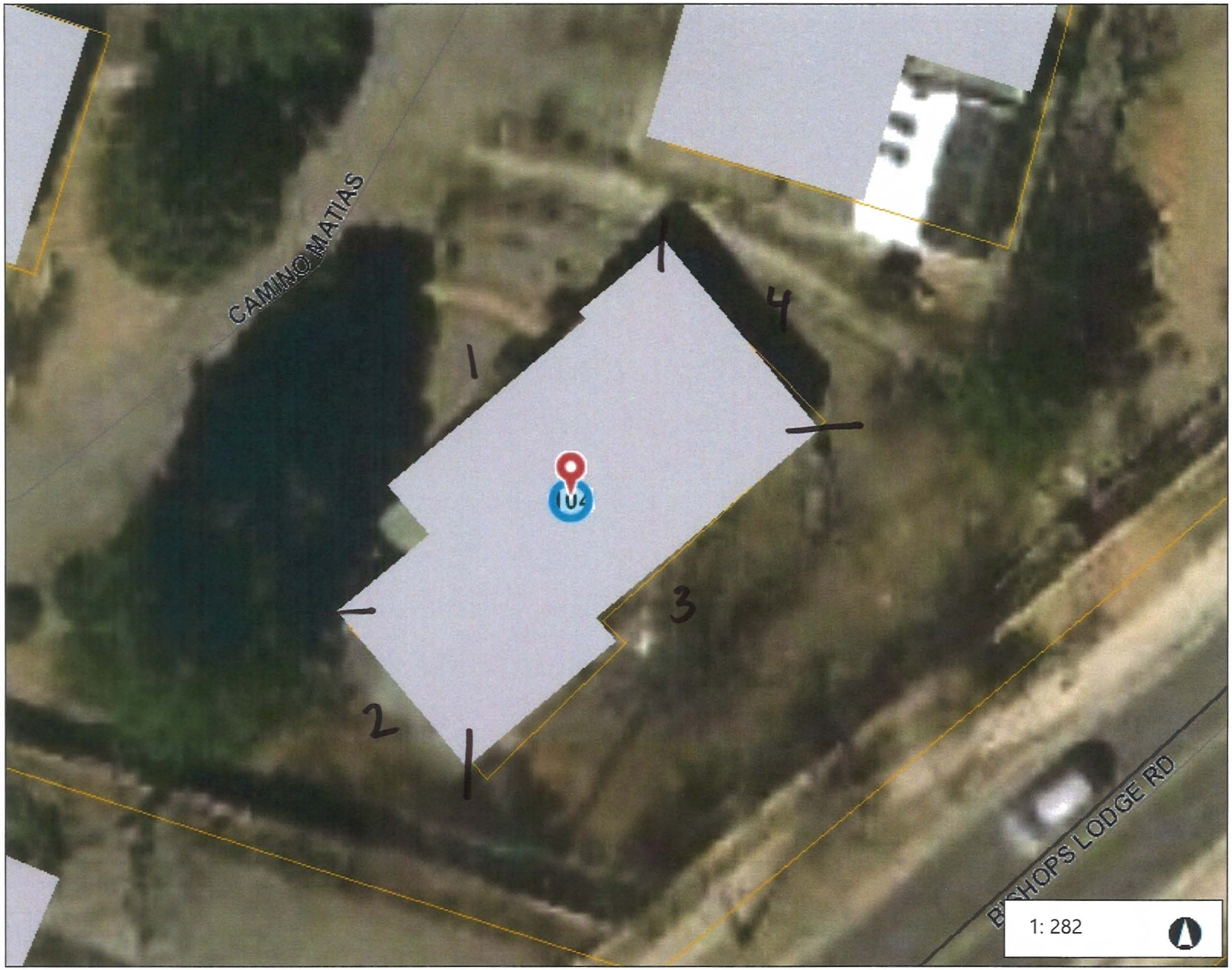
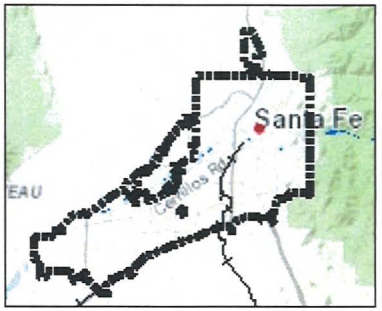
104 Camino Matias





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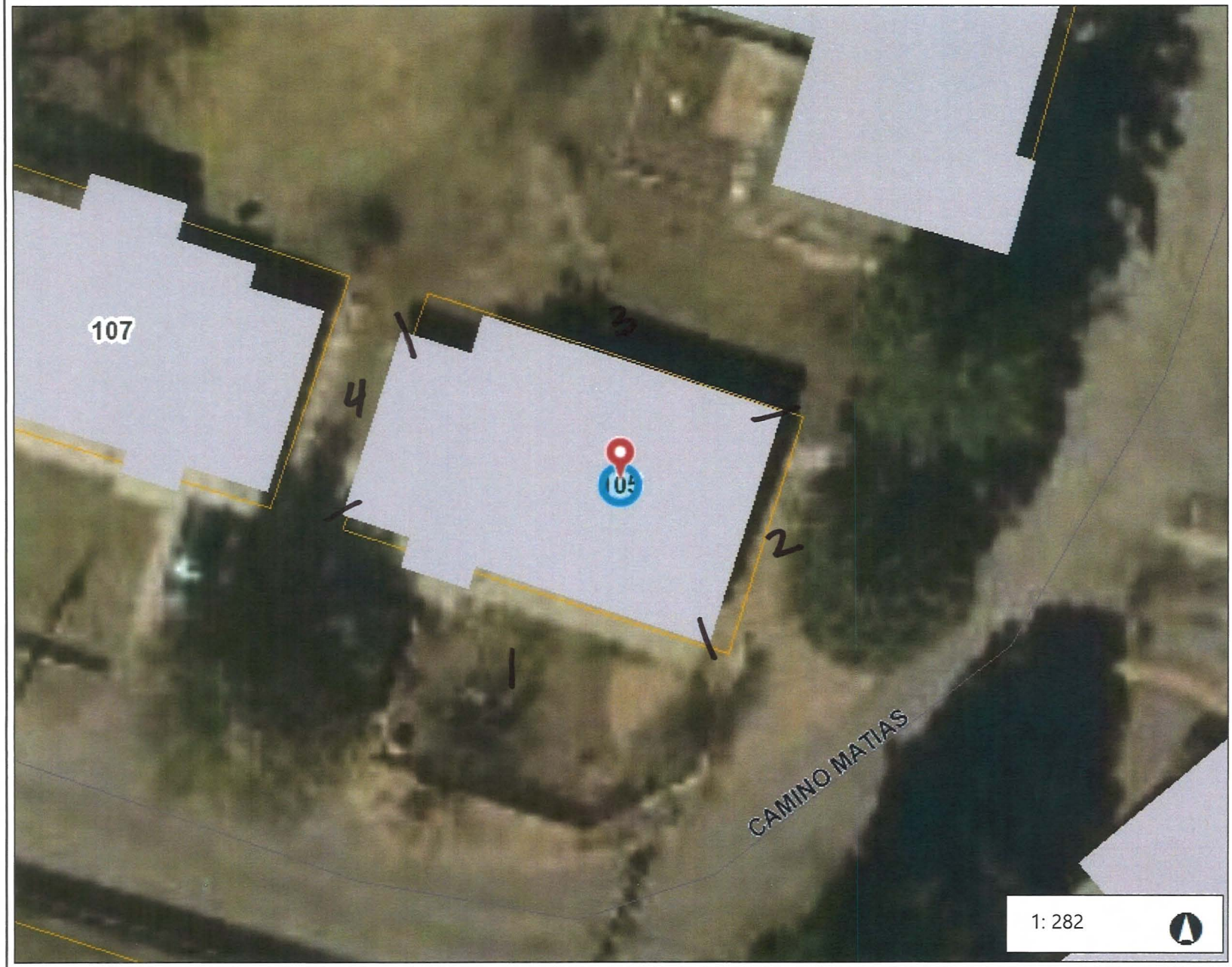
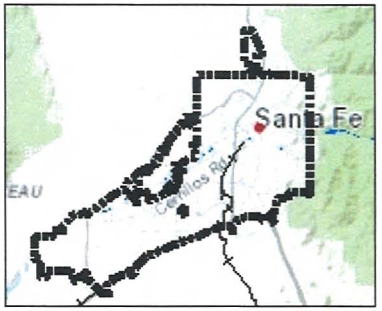
105 Camino Matias





Legend

- City Limits
- Address Points
- Building Footprint
- Roads
- Major Roads
- Santa Fe County Parcels
- Santa Fe River
- Rail Road

Notes

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47.0 0 23.51 47.0 Feet

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Santa Fe
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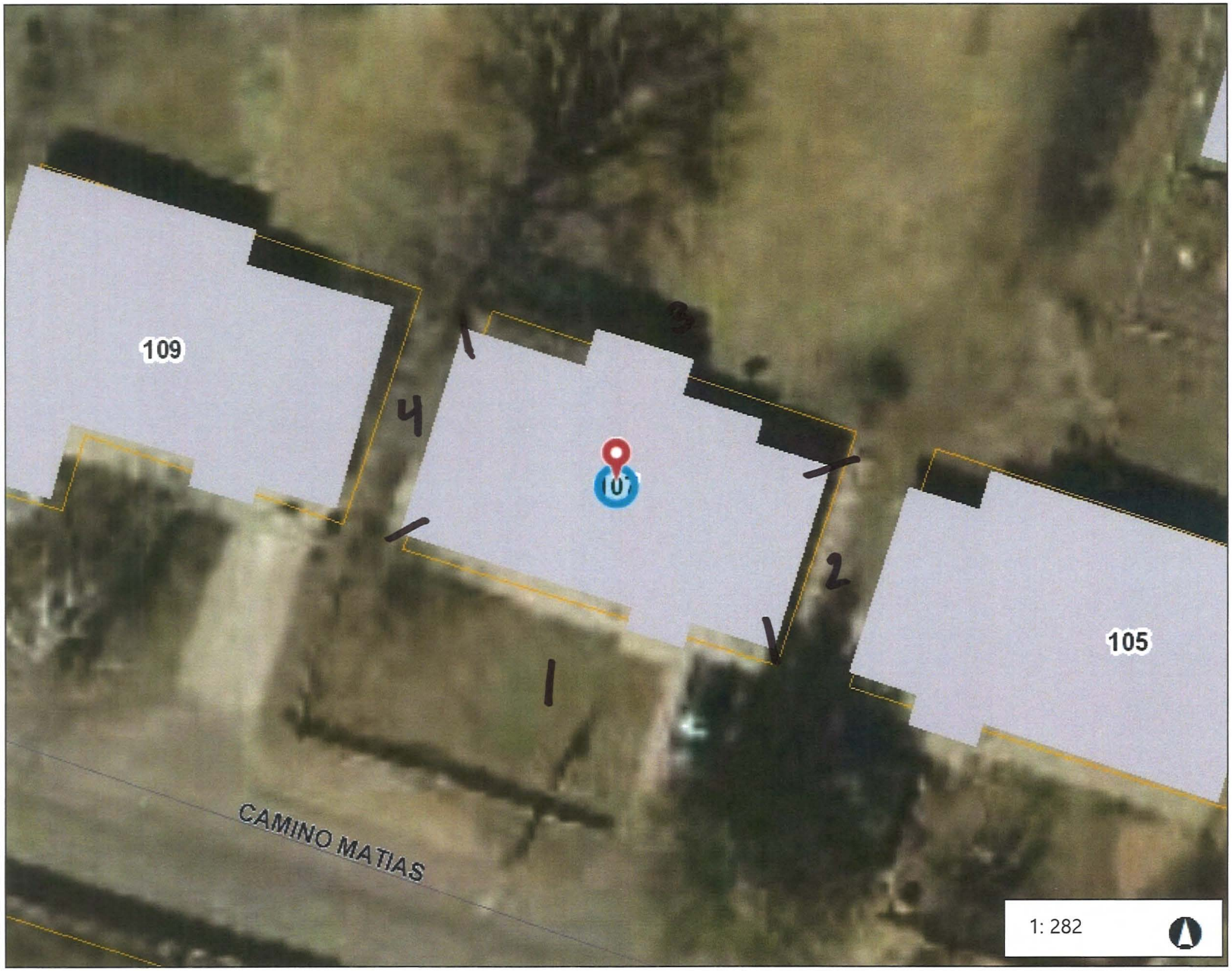
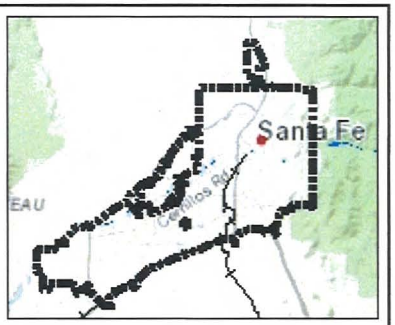
107 Camino Matias





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Santa Fe
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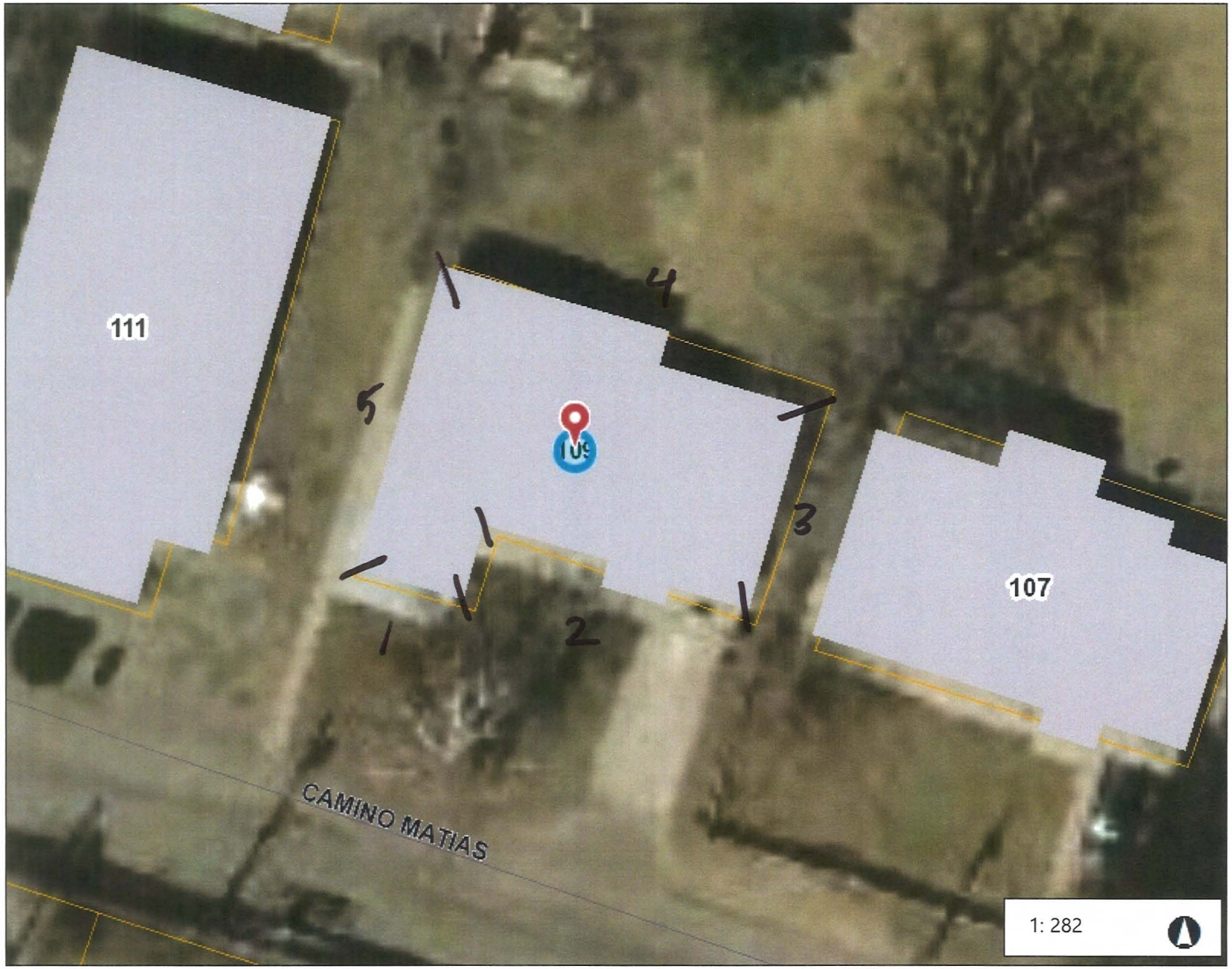
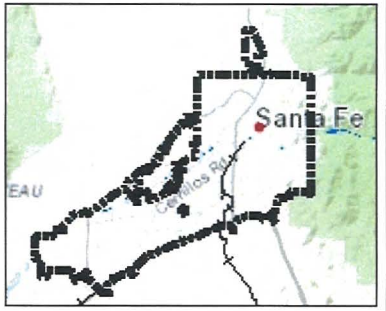
109 Camino Matias





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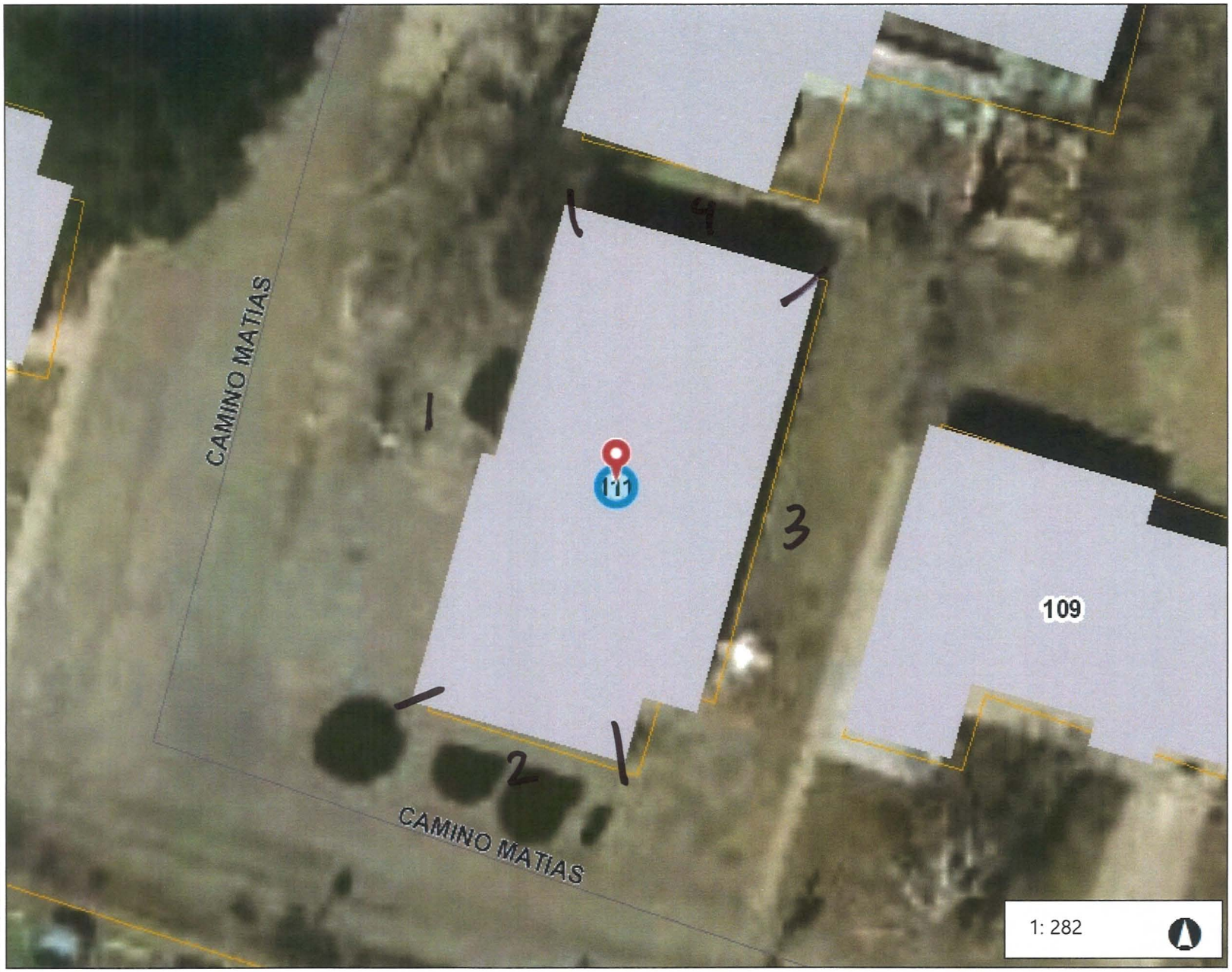
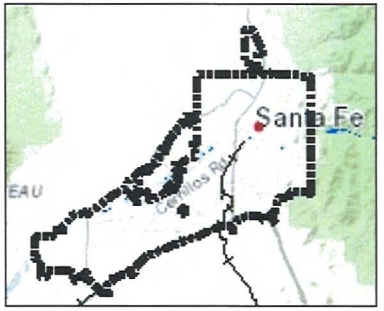
111 Camino Matias





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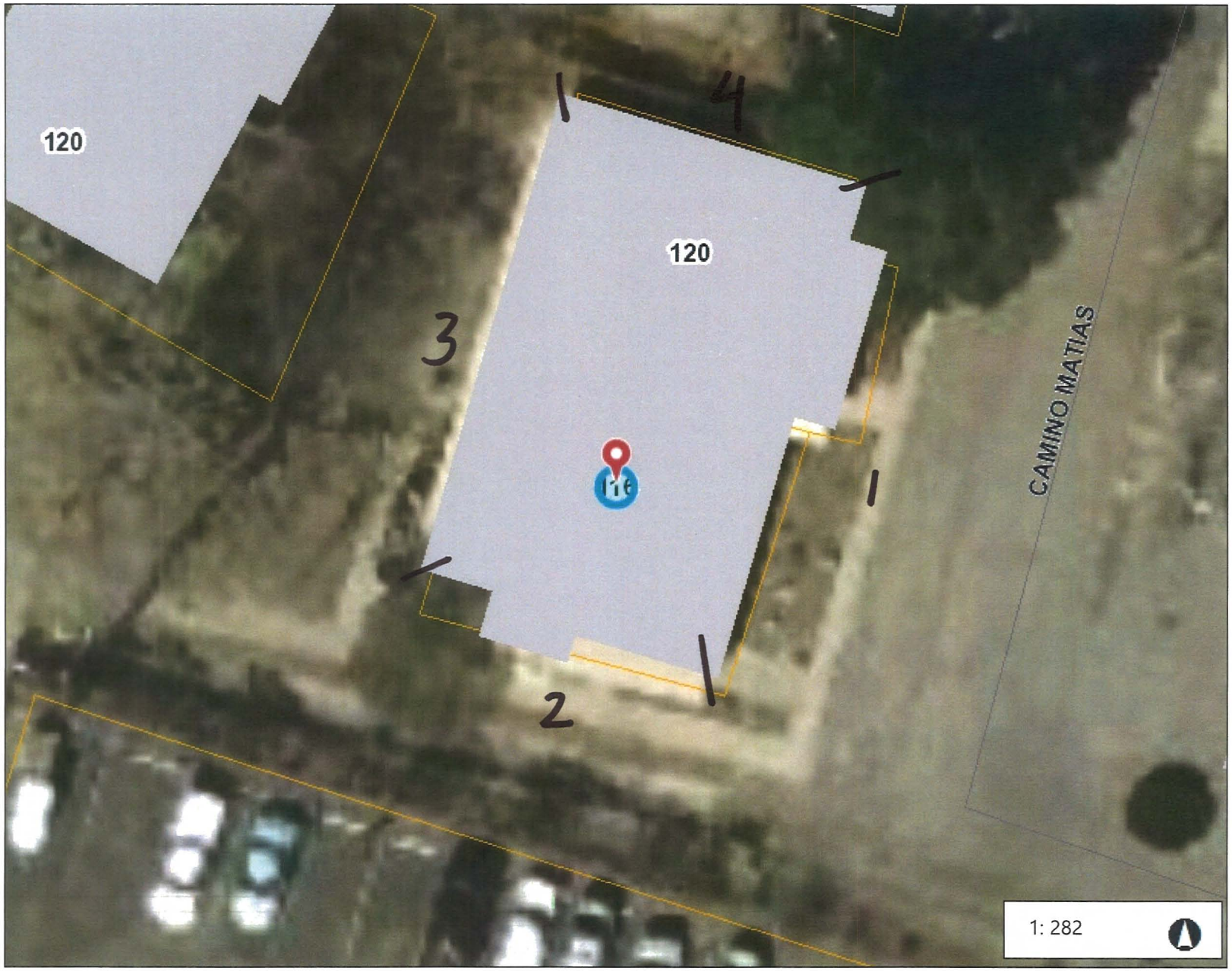
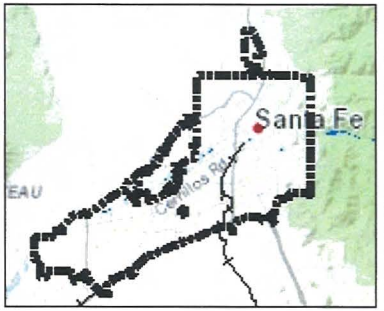
City of Santa Fe
Mapping the City Different

116/120 Camino Matias





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www.santafenm.gov

Alan Webber, Mayor

Councilors:
Signe I. Lindell, Mayor Pro Tem, District 1
Renee Villarreal, District 1
Peter N. Ives, District 2
Carol Romero-Wirth, District 2
Roman "Tiger" Abeyta, District 3
Chris Rivera, District 3
Mike Harris, District 4
JoAnne Vigil Coppler, District 4

June 7, 2019

Plaza del Monte LLC
8814 Horizon Blvd, Suite 400
Albuquerque, NM 87113

RE: Review of Historic Status for Plaza del Monte

Dear Property Owner,

This letter is written notice that the City of Santa Fe Historic Districts Review Board will be reviewing the historic status designations of structures at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias in the Plaza del Monte Subdivision. The designation of a historic status category, including "significant", "contributing", and "non-contributing," is the most important determining factor in how properties within the City of Santa Fe's historic districts may be physically altered. The Official Historic Status Map for all structures that are located within the City of Santa Fe's historic districts may be found in the Historic Preservation Division at the first floor Land Use Department of City Hall at 200 Lincoln Avenue or through the City of Santa Fe website.

Please be advised that the Historic Districts Review Board will review historic status for these structures at their request and that the status review will take place at a public hearing on June 25, 2019, starting at 5:30pm in the City Council Chambers at City Hall. Decisions made by the Historic Districts Review Board regarding a change in historic status designation may be appealed to the Governing Body.

Any questions regarding this issue should be directed to the Historic Preservation Division at (505) 955-6605 or (505) 955-6577 between 8:00am and noon or between 1:00pm and 5:00pm, Monday through Friday.

Sincerely,

Lisa Roach

Lisa Gavioli Roach
Historic Preservation Division Manager

14-5.2(C)(2)(d) Notice of Board's Review of Status

(i) Staff shall mail notice, certified main return receipt requested, to the property owner of the subject property no less than fifteen days prior to the board's review of a change in or designation of status.

ITEM # 19-0694

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

Case #H-19-019
Address – 101, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias
Agent's Name – Lloyd and Associates
Owner/Applicant's Name – Plaza del Monte

THIS MATTER came before the Historic Districts Review Board ("Board") for hearing on June 25, 2019.

BACKGROUND

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures (hereafter the "Relevant Properties"), which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. The historic status for all 27 structures in Plaza del Monte as of the date of this hearing is summarized in the table below:

Address	Construction Date(s)	Current Historic Status	Recommended Historic Status In HRE Report	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam. Matias	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019

115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam. Santiago	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

Historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. An extensive case history was provided as an attachment to the March 28, 2018 Plaza Del Monte Historic Resources Evaluation Report, prepared by John W. Murphey, architectural historian (hereafter, "HRE Report"). On March 26, 2019, the HDRB reviewed the status of seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago) and voted to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded its motion from the March 26, 2019, hearing regarding

the assignment of contributing historic status for the seven structures, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

The HRE report was included as an attachment to the staff report for this hearing. At this hearing, Staff presented all structures in Plaza del Monte for which status is not currently assigned for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas, posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: 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 the 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.

102 Camino Santiago: 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 (west) 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, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register.

103 Camino Santiago: 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 unverified but assumed to be architect Phillippe Register.

105 Camino Santiago (Units 1-4): 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 canals. 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 Phillipe Register.

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). 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 home. 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 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. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design.

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe 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 a 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 home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte.

110 Camino Santiago: 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 as 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 (north) is defined by a small recessed entry. 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 by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. 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, most likely designed by architect Phillipe 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. 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.

111 Camino Santiago: 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 market y along 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 by 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 a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to 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 Phillipe Register.

113 Camino Santiago: 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 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 a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is *unknown.*

114 Camino Santiago: 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 (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with 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 (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door 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 in 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 & Burnett Architects.

115 Camino Santiago: 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 (south) 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 toped with corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence 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, and the designer/architect is unknown.

117 Camino Santiago: 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 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 Phillipe Register. Window replacements appear to have removed the pedimented heads shown on Register's drawings.

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise a the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) 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 outline 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 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 Plaza del Monte.

119 Camino Santiago: 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 (east) 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 Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east 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 (west) 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. 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 (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects.

121 Camino Santiago: 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 in Plaza del Monte, it has a low pitched 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 & Brunet Architects.

104 Camino Matias: 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 structures 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 corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development.

105 Camino Matias: 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 in 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.

107 Camino Matias: 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 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, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. 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 south façade. The garage door is 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 exposed 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. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

109 Camino Matias: 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 in its north exposure. 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, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte 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. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte.

111 Camino Matias: 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, facing west, 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 extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls 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 house is finished with textured cementitious stucco in a light buckskin color.

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled 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 is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

FINDINGS OF FACT

1. After conducting a public hearing and having heard from the Applicant and all interested persons, the Board hereby FINDS, as follows:
2. Staff Recommendation: Staff generally agreed with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but deferred to the Board for individual status assignments, per Section 14-5.2(C) Designation of Significant and Contributing Structures.

3. Under Section 14-5.2(A)(1)(a), the general purpose of City's historic preservation ordinance is to preserve the qualities relating to the history of Santa Fe, and a harmonious outward appearance, s in order to preserve property values and attract tourist and residents alike. These purposes are effectuated through the continued existence and preservation of historical areas and buildings.
4. The project is subject to requirements of the following sections of the Santa Fe Land Development Code:
   - Section 14-5.2(D)(9), General Design Standards, Height Pitch Scale and Massing (of any structure);
   - Section 14-5.2(D), General Design Standards; and
   - Section 14-5.2(C), Regulation of Significant and *Contributing* Structures.
5. The property is located in the following district and subject to the related sections of the Santa Fe Land Development Code:
   - Downtown and Eastside Historic District (Section 14-5.2(E)).
6. Under Section 14-5.2(C)(2)(a), the Board has the authority to designate status as "significant," "contributing," or "noncontributing" based upon the definitions of these terms in Section 14-12.
7. Under Section 14-12.1, a "contributing" structure is defined as "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."
8. Under Section 14-12.1, a "noncontributing" structure is defined as "a structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H District."
9. Under Section 14-12.1, "significant" structure is defined as "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.
10. Under Section 14-12.1, a "primary façade" is defined as "[o]ne or more principal faces or elevations of a building with features that define the character of the building's architecture."
11. Under Section 14-5.2(C)(2)(b)(i), the Board is authorized to change the status of a structure or to designate a status for a structure with no status designated.
12. Under Section 14-5.2(C)(2)(b)(ii), a "change in status or the designation of a status shall be based upon an evaluation of data provided through survey or other relevant sources of information and the definitions of 'significant,' 'contributing,' or 'noncontributing.'"
13. On Tuesday June 25, 2019, the Property Owner through their representative, Karl Sommer, provided the City with a letter contesting the Board's proposed adjudication of status of the properties under this case number scheduled for that same day.

14. Under Section 14-5.2(C)(2)(c), the Board may review status designations upon the City's request, provided that Staff must notify the property owner.
15. Pursuant to Section 14-5.2(C)(2)(d), Staff provided notice by mailing a letter dated June 7, 2019, by certified mail return receipt requested, to the property owner and by securely and prominently posting notice posters on June 10, 2019 at the Bishops Lodge entrance and Old Taos Highway entrance, which are visible from a public street.
16. The information contained in the Application and provided in testimony and evidence establishes that all applicable requirements for Board review as herein described have been met.
17. The Board discussed the fact that the HRE report applied the 50-year-rule as a bright-line rule.
18. In the Staff report, Staff provided guidance about how the "50-year Rule" set forth in the National Historic Preservation Act of 1966 has been interpreted and explained that exceptions to this standard have been applied to sites, structures, and places that are less than fifty years old but which have demonstrated "exceptional importance," independent of age.
19. At the hearing, the Board considered Section 14-1.9(G), which provides that "[w]ords and phrases shall be construed according to the common and approved usage of the language, but technical words and phrases that may have acquired a peculiar and appropriate meaning in law shall be construed and understood according to that meaning."
20. The "Summaries of Individual Properties" and the "Historical Summary of Plaza Del Monte" above were originally included in the hearing packet and are incorporated into the findings of fact by reference.
21. Section 14-5.2(K) requires the preservation of a historic compound listed on the City's historic compound register. "Historic compounds shall be comprised of a group of at least three buildings that are historically, physically, and/or spatially related. In order for a compound to be considered historic, at least fifty percent of the buildings in the compound shall be designated contributing, significant or landmark." Section 14-5.2(K)(2)(a).

FINDINGS AS TO SPECIFIC PROPERTIES

101Camino Santiago:

1. This structure was built over 50 years ago between 1967-68. The footprint has not changed since original build, and the windows appear to have their original opening dimensions. This property is an adaptation of mid-century modern, incorporating Santa Fe style into a more contemporary motion and as such, the property is very unique to Santa Fe. The heavy traditional posts and extension of the portal over the garage set this property as a good example of Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

102 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of the original be Kenneth S. Clark and Phillippe Register design template for Plaza del Monte residences and is a good example of Mid-Century Santa Fe Style, with the combined portal and carport as a

character defining feature of that style. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

103 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is representative of Mid-century Santa Fe Style due to its L-plan, portal, carport, and front door side lights, which are character defining features of that style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Santiago (Units 1-4):

1. This structure, constructed approximately 50 years ago in 1971, has large lot masses on the sides with the portal in the middle, which is representative of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. Further, this property was constructed after a design by significant architect Phillipe Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

106 Camino Santiago

1. This structure, built over 50 years ago in 1965, is characterized in the HRE Report as a great use of Mid-Century Modern Santa Fe style. Additionally, this property is associated with Plaza del Monte, a master planned community by architects significant Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

109 Camino Santiago:

1. This structure, built over 50 years ago in 1965, is a good example of Mid-Century Modern Santa Fe Style. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This property is a good example of significant architect Phillipe Register's work. This structure meets the definition of "contributing" set forth in Section 14-12.1.

110/112 Camino Santiago:

1. These structures are greater than 50-years-old: 110 Camino Santiago was constructed circa 1962, and 112 Camino Santiago constructed circa 1966. Additionally, the structures are a good example of Mid-Century Modern Santa Fe Style, having each been designed by significant architects Clark and Register: 110 Camino Santiago having been designed by Kenneth S. Clark and 112 Camino Santiago having been designed by Phillipe Register. Additionally, this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

111 Camino Santiago:

1. The HRE Report recommended designating this structure, constructed over 50 years ago in1965, with contributing status. Additionally, the structure is a good example of Mid-

Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

113/115 Camino Santiago:

1. These properties were constructed very close in time, approximately 50 years ago, and were constructed circa 1970. In all likelihood, these properties were planned in early 1969 and construction begun in 1969. These structures are a good example of Mid-Century Modern Santa Fe Style due to the incorporation of defining characteristics of that style into the architecture, including the flagstone paving leading to the carport, vertical window pattern, and blocked massing on the ends. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

114 Camino Santiago:

1. This structure, constructed circa 1972, is approximately 50 years old. This structure is a good example of Mid-Century Modern Santa Fe Style due to its character-defining characteristics, which include a carport and double posts and flagstone leading to the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

117 Camino Santiago:

1. This structure, constructed between 1966-67, is over 50 years old and has a distinct "modified L" or "boomerang" shape. As such, 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 while exercising a modernist expression. Further, it is associated with Plaza del Monte and is a compelling example of Mid-Century Santa Fe Style due to how the structure conforms to the site and balances with the landscape, as noted above. This structure meets the definition of "contributing" set forth in Section 14-12.1.

118 Camino Santiago:

1. This structure was the most recently built of the Plaza Del Monte properties reviewed in the HRE report, having been built in 1973. While this property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register, the structure lacks character-defining features. This structure does not meet the definition of "contributing" set forth in Section 14-12.1.

119 Camino Santiago:

1. This structure, constructed in 1965, is over 50 years old and is a clear expression of Mid-Century Modern Santa Fe Style due to the long, low projecting roofline and south fin wall, which are character defining of that style. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

120 Camino Santiago:

1. This structure, constructed in 1971, is approximately 50 years old, and is a clear expression of Mid-Century Modern Santa Fe Style due to its character-defining elements, which include the carport, outdoor storage rooms, and overall massing. Further, this structure is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

121 Camino Santiago:

1. This structure is approximately 50 years old, having been constructed circa 1971. This structure is a good example of Mid-Century Modern Santa Fe Style, utilizing steel casement windows with three divisions, storage cabinets in the carport. Additionally, the property is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. This structure meets the definition of "contributing" set forth in Section 14-12.1.

104 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1965, and is one of the first constructed Plaza Del Monte structures reviewed in the HRE Report. The structure is a good example of Mid-Century Modern Santa Fe Style and is associated with Plaza del Monte, a master planned community by significant architects Clark and Register. The Board adopts the recommendation of the HRE that this structure should be designated as contributing.

105 Camino Matias:

1. This structure is greater than 50 years old and is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and the presence of some original doors and windows. The structure exemplifies post-WWII construction. This structure, along with 107, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

107 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, large picture windows, and other elements that are also reflected in the neighboring properties at 105 and 109 Camino Matias. These structures exemplify post-WWII construction. This structure, along with 105, 109 and 111 Camino Matias, anchor the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

109 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1950. This structure is associated with the Alison James School. The structure's defining characteristics include concrete seals, pitched roof, and casement windows, and the structure exemplifies post-WWII construction. This structure, along with 105, 107 and 111 Camino Matias, anchor

the orientation of Plaza del Monte around a common space. This structure meets the definition of "contributing" set forth in Section 14-12.1.

111 Camino Matias:

1. This structure was moved to its current property location in 1966, and as such, was constructed over 50 years ago. This structure is associated with the Alison James School and includes Plaza del Monte-era additions that provide visual association with the planned development. This structure meets the definition of "contributing" set forth in Section 14-12.1.

116/120 Camino Matias:

1. This structure is over 50 years old, having been constructed in 1957. However, this structure has been extensively modified from its original construction, and those disharmonious additions result in a lack of defining characteristics. These structures do not meet the definition of "contributing" set forth in Section 14-12.1.

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 directs Historic Preservation Division Staff to prepare and present an evaluation of Plaza del Monte for possible designation as a historic compound under Code Section 14-5.2(K).
2. The Board has the authority to initiate, review, and approve the status designation of the Relevant Properties.
3. The Board designates the following statuses and primary façades for the Relevant Properties:

Address	Historic Status	Primary Façade(s)
101 Camino Santiago	Contributing	South (1)
102 Camino Santiago	Contributing	West (1) & South (2)
103 Camino Santiago	Contributing	South (1)
105 Camino Santiago	Contributing	South (1)
106 Camino Santiago	Contributing	North (2) & East (1)
109 Camino Santiago	Contributing	South (1-5)
110/112 Camino Santiago	Contributing	South (5) & West (2, 3, 4)
111 Camino Santiago	Contributing	South (1)
113/115 Camino Santiago	Contributing	South (1, 2, 3)
114 Camino Santiago	Contributing	North (1) & East (2)
117 Camino Santiago	Contributing	East (1 & 2) and South (7)
118 Camino Santiago	Non-contributing	N/A
119 Camino Santiago	Contributing	East (1) & South (4)
120 Camino Santiago	Contributing	West (1 & 2)
121 Camino Santiago	Contributing	East (1) & South (4)
104 Camino Matias	Contributing	North (1 & 4)
105 Camino Matias	Contributing	North (3)
107 Camino Matias	Contributing	North (3)
109 Camino Matias	Contributing	North (3)
111 Camino Matias	Contributing	West (1) & South (2)
116/120 Camino Matias	Non-contributing	N/A

IT IS SO ORDERED ON THIS 13th DAY OF AUGUST 2019, THE HISTORIC DISTRICTS REVIEW BOARD OF THE CITY OF SANTA FE.

Cecilia Rios
Chairperson

13 August 2019
Date:

FILED:
Yolanda Y. Vigil
City Clerk

8/16/19
Date:

APPROVED AS TO FORM:
for Gabriel A. Smith
Assistant City Attorney

08/14/2019
Date:

3. **Case #H-19-019. 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias.** Downtown & Eastside Historic District. Lloyd and Associates, agent for Plaza del Monte LLC, owners. The Historic Districts Review Board requests historic status review and designation of primary façades, if applicable, for all residential structures in the Plaza del Monte Subdivision, except those reviewed for historic status in Case #H-17-098A (122, 124, 125, 126, and garages south of 126 Camino Santiago). (Lisa Roach)

Ms. Roach presented the Staff Report. She explained that there is no applicant. It was initiated at the request of the Board for these properties. We did get a letter at 5:00 indicating concerns that the City has denied due process and requesting to withdraw the application and stating the applicant has been preparing an application for development. There was no application for status review so there is no application to withdraw. It is the position of the City to proceed.

Chair Rios asked if the owner has to give consent.

Ms. Roach said no. The Board can initiate a status review and the only requirement is that the proper notification be made to the owner and that was done properly. Staff did follow all proper procedures and felt this was important.

Member Katz said it was ingenuous of owners to not have status of buildings before the plan.

Ms. Roach said she would not give the entire report but background and comments on the 50-year rule. And then as the Board considers status, suggested we go property-by-property and discuss and make a motion on each. She wondered about moving public comment earlier- perhaps after she reads the staff report.

Chair Rios suggested that also. Maybe the public will have general comments but could single out specific addresses.

Member Roybal asked where the status recommendations were taken.

Ms. Roach explained how Staff considered each individual property.

Member Roybal pointed out that eight months have passed since their first review.

Ms. Roach said the original application was submitted two years ago and we opened a new case in February.

Member Roybal asked if those recommendations were different.

Ms. Roach said they are.

BACKGROUND:

101-121 Camino Santiago and 104-120 Camino Matias are 22 residential structures, which along with 122, 124, 125, 126 and the garages at 126 Camino Santiago, comprise the Plaza del Monte subdivision, located in the Downtown and Eastside Historic District. Historic status for all 27 structures in Plaza del Monte is summarized in the table below:

	Construction Date(s)	Current Historic Status	Recommended Historic Status	HDRB Status Review Case
101 Camino Santiago	c.1967-68	NC	NC	H-19-019
102 Camino Santiago	c.1965	NC	C	H-19-019
103 Camino Santiago	c.1965	NC	C	H-19-019
105 Camino Santiago (Units 1-4)	1971	NS	NC	H-19-019
106 Camino Santiago	c.1965	NS	C	H-19-019
109 Camino Santiago	c.1965	NS	NC	H-19-019
110 Cam. Santiago / 112 Cam.	c.1962/c.1968	NS	NC	H-19-019
111 Camino Santiago	c.1965	NS	C	H-19-019
113 Camino Santiago	c.1970	NS	NC	H-19-019
114 Camino Santiago	c.1972	NS	NC	H-19-019
115 Camino Santiago	c.1970	NS	NC	H-19-019
117 Camino Santiago	1966-67	NS	NC	H-19-019
118 Camino Santiago	c.1973	NS	NC	H-19-019
119 Camino Santiago	c.1965	NS	NC	H-19-019
120 Camino Santiago	c.1971	NS	NC	H-19-019
121 Camino Santiago	c.1971	NS	NC	H-19-019
122 Camino Santiago	c.1971	NC	-	H-17-098A
124 Camino Santiago	c.1968	C	-	H-17-098A
125 Camino Santiago (Units 1-4)	c.1970	NC	-	H-17-098A
126 Camino Santiago	c.1968	C	-	H-17-098A
Garages south of 126 Cam.	c.1968/1977	NC	-	H-17-098A
104 Camino Matias	c.1965	NC	C	H-19-019
105 Camino Matias	1950	C	NC	H-19-019
107 Camino Matias	1950	NC	NC	H-19-019
109 Camino Matias	1950	NC	NC	H-19-019
111 Camino Matias	pre-1960 (moved to site)	NC	NC	H-19-019
116/120 Camino Matias	pre-1957 w/c.1984 addition	NC	NC	H-19-019

NS = Non-statused NC = Non-contributing C = Contributing

[1]historic status for 122, 124, 125, 126 and the garages at 126 Camino Santiago were assigned in Case H-17-098A. Recent HDRB actions on the status of Plaza del Monte are provided here, and a more extensive case history is provided as an attachment to

[1] Historic Status Recommendations are taken from the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

this report. On March 26, 2019, the HDRB reviewed the status of the seven non-statused structures in Plaza del Monte (105, 113, 114, 115, 118, 120, and 121 Camino Santiago), and their decision was to assign Contributing status to all seven structures because of their association to the Plaza del Monte, an historic planned subdivision, and because they are representative examples of Mid-century Modern influenced expressions of Santa Fe Style. On April 23, 2019, the HDRB rescinded their motion from the March 26, 2019, hearing regarding the assignment of contributing historic status for the seven non-statused structures at Plaza del Monte, citing insufficient discussion of each individual structure to justify the assignment of contributing status, including failure to designate primary façades. The conditions of this action were in the form of the following directives: 1) that the Land Use Director provide interpretation of the "50-year rule"; 2) that staff provide information regarding applicability of the provisions in the code for "Historic Compound" designation; and 3) that staff bring all remaining structures in Plaza del Monte back to the HDRB for review under a single status review case.

This report represents staff's response to directives included in the April 23rd rescission of status designation for seven non-statused structures in Plaza del Monte. All structures in Plaza del Monte for which status has not previously been reviewed by the HDRB are herein presented to the HDRB for status review, including designation of primary façades as needed for those structures that receive contributing status.

HISTORICAL SUMMARY OF PLAZA DEL MONTE2

The Plaza del Monte subdivision, or Plaza del Monte Retirement Center as it was formerly known, was originally conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. After the Allison-James School closed in 1958, the United Presbyterian Church decided to plan for re-development of the site, and they selected the architectural firm of Kenneth S. Clark and Phillippe Register to design it as a large retirement community. The architects divided the former campus into two parts – the site of the older buildings termed the "South Area" would be developed first with a congregate building, and the "North Area" would be developed in a second phase with individual residences. A preliminary layout of the development in 1960 showed a cul-de-sac arrangement of the homes built around two new streets. Camino Santiago would run along the northern portion of the property, turning south and terminating in a cul-de-sac, and Camino Matias would be a loop off of Camino Santiago running through the older residences at the southern portion of the property.

As is described in the Plaza del Monte Historic Resources Evaluation, Clark and Register conceived the design of the residences as a modified L-plan to which a carport and portal were attached. Architectural details are sympathetic to the Spanish-Pueblo Revival tradition – with room-block stuccoed massing, rounded corners, and vigas,

[2] Historical Summary paraphrases research presented in the "Plaza del Monte Historic Resources Evaluation," by John Murphey (2018).

posts and corbels on the portals and carports – but re-framed in mid-century styling. This contemporary influence became more pronounced on the exteriors of the later homes in the development, when the low, horizontal lines of the residences were further accentuated with flat overhanging roofs at times intersected with vertical planes. The latest homes constructed in Plaza del Monte in the early 1970s experimented with angular walls and a more compact massing with carport-dominant façades.

RELEVANT CODE CITATIONS:

14-5.2(C) Regulation of Significant and Contributing Structures in the Historic Districts

(1) Purpose and Intent

It is intended that:

(a) Each structure to be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as the addition of conjectural features or architectural elements from other buildings, shall not be undertaken;

(b) Changes to structures that have acquired historic significance in their own right shall be retained and preserved, recognizing that most structures change over time;

(c) Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a structure be preserved; and

(d) New additions and related or adjacent new construction be undertaken in such a manner that if removed in the future, the original form and integrity of the historic property and its environment would be unimpaired.

14-12 Significant Structure:

A structure located in a historic district that is approximately fifty years old or older, and that embodies distinctive characteristics of a type, period or method of construction. For a structure to be designated as significant, it must retain a high level of historic integrity. A structure may be designated as significant:

(A) for its association with events or persons that are important on a local, regional, national or global level; or

(B) if it is listed on or is eligible to be listed on the State Register of Cultural Properties or the National Register of Historic Places.

14-12 Contributing Structure:

A structure, located in a historic district, approximately fifty years old or older that helps to establish and maintain the character of that historic district. Although a contributing structure is not unique in itself, it adds to the historic associations or historic architectural

design qualities that are significant for a district. The contributing structure may have had minor alterations, but its integrity remains.

14-12 Primary Façade:
One or more principal faces or elevations of a building with features that define the character of the building's architecture.

14-12 Noncontributing Structure:
A structure, located in an H district, that is less than fifty years old or that does not exhibit sufficient historic integrity to establish and maintain the character of the H district.

"50-YEAR RULE" GUIDANCE:

The "50-year rule" is one of the most widely accepted principles within the historic preservation movement in the U.S., establishing the standard that properties approximately fifty years old or older are of sufficient age to have established historic significance as a threshold for triggering preservation. The rule was established by the National Park Service in 1948 and codified at the federal level in the National Historic Preservation Act of 1966. Exceptions to this standard have been applied to sites, structures and places that are less than fifty years old, but which have demonstrated "exceptional importance" independent of age. This chronological filter has been applied to properties nominated to the National Register of Historic Places, and it has been widely utilized in local historic preservation ordinances across the country as a means to settle potential controversies over the nature of historic significance. 3

The "50-year rule" was included in Santa Fe's historic preservation ordinance in 1957 – one of the earliest uses of the standard at the local level. Because it has its origins in federal historic preservation policy, it stands to reason that its administration at the local level should follow federal guidance. In doing so, the HDRB is encouraged to apply the "50-year rule" as a guideline when evaluating historic status of properties. Accordingly, properties less than fifty years old may be deemed to be contributing or significant if the Board determines that they are of "exceptional importance" (association with or representative of events, people or trends of historical or architectural significance).

That said, there has been much recent discussion of the "50-year rule," including calls to reconsider its utility and application.

STAFF RECOMMENDATION:

Staff generally agrees with the status recommendations provided in the "Plaza del Monte Historic Resources Evaluation" but defers to the Board for individual status assignments, per 14-5.2(C) Designation of Significant and Contributing Structures.

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[3] "'Of Exceptional Importance': The Origins of the 'Fifty-Year Rule' in Historic Preservation," by John H. Sprinkle Jr. (2007) *The Public Historian: A Journal of Public History.*

Ms. Roach read the definitions of contributing and significant structures from the Code before reviewing each address. She consulted with City Attorney, LUD and State Historic Planner. She read from the 50 year rule.

She explained it was an approximate guideline and up to the Board to determine if they were significant enough to be designated Contributing and some are less than 50 years old but there is not a rule that the Board could not designate a 47 year old as Contributing.

Chair Rios said the homes are 47 to 69 years old. What is important in the review is the contribution the Presbyterian Church made to this community and those occupations of retired church individuals were an important group. So it was not only representative of time and place but also its association to the City.

Ms. Roach agreed and noted it was not an important theme by John Murphy.

Member Roybal said his concern was with the rule but also that they do not meet Santa Fe Style criteria.

Ms. Roach replied that we have many examples of buildings that don't meet Santa Fe Style like the Cathedral and Scottish Rite Temple. And whether the Board feels mid-century does fall into that category. It is also on impulse of the ordinance in 1957 to counter the introduction of mid-century and is why we don't have a lot of examples of that style. When Plaza del Monte was approved, the HDRB felt it did comply sufficiently with Santa Fe Style to allow its construction.

Member Roybal said he was just concerned in applying the 50 year rule without consideration of design.

Member Biedscheid wanted to consider them as a compound. The value is that they are part of a conceived compound and wondered what criteria they might use for that.

Ms. Roach referred to Section K of the Code. It has not been utilized frequently. There was an effort in 2005 and 2006 to follow through and a survey took place at that time, but we are having trouble finding if the register of compounds was ever created. She would talk in general terms about the criteria and the innovations of the property for any potential designation. She read that section of the code to identify compounds.

Ms. Roach said this compound would not have been considered at that time since it was not near old enough and the criteria said half of the buildings must be designated as contributing.

Member Biedscheid asked, if the Board designates 50% or more as contributing, whether a separate motion should be made to consider historic compound status.

Member Roybal asked, since we don't have an applicant here, if they have a right to appeal.

Ms. Roach said the owner does have that right.

Member Guida asked if there is anything about what we might call a compound that would exclude it from consideration.

Ms. Roach believed this development would qualify in its plan for development and location of the buildings and they are historically related. A compound is more about spatial relationship and intent. There are four different types mentioned in the code.

Member Katz pointed out that it is all owned by the same person and always has been and the people rent their units. He asked if the lots are separate lots of record.

Ms. Roach said there are separate lots of record, but all are owned by the same individual.

Mr. Gemora said regarding the 50-year mark, that the contributing definition says "is approximately fifty years old and has the design features..." So it doesn't have to be of the style but add to the qualities of that district so other different styles could be added.

Ms. Roach said she actually didn't know for sure that they were separate lots of record and would have to research that.

Member Larson said in moving forward, this has a very important part in the context of our City and environment.

Mr. Smith pointed out in Chapter 14-1.9, under construction, that all expressions shall be considered in the context. Approximately is not defined. In accordance with the General Plan, "approximate" would not have a definite number.

Member Katz looked at "approximate" to cover when you did not know when something was created. There are aerial photos that are dated. He thought it needs to be 50 years, but when you don't know it, is where approximately comes in... except if it has great importance.

Public Hearing

Chair Rios asked for general comments at this point and would later ask for public comment at each one.

Ms. Nancy Armbruster, 111 Camino Santiago, was sworn. She read her testimony statement. She is 85 years old and has lived joyfully in Plaza del Monte for 20 years and in Santa Fe for 50 years. "I've spoken to you many times about the beauty and camaraderie of our Plaza del Monte community, so close to the center of our City. I understand the developers have the financial resources to destroy all of our community completely, probably to put up condos and you have the power to tell them to go away and develop some other town. What do you want in downtown Santa Fe? A cluttered city just like any other old city center. Or a beautiful special area with tall trees and old houses cherished in value by many who long for living in a town like ours? You know what is right and do it and do it as soon as possible. Thanks for listening to us."

Ms. Ellen Armbruster, 1 Ladera Place, was sworn. She said, "I've spoken here on numerous times and tonight, I ask you to find all of these to be of contributing status and halt the ongoing assault by the developer on this beloved community, by recognizing the historical value of the houses which belongs together as an integrated and unified whole. Please, remember also that this community has for many years provided affordable housing for the people of Santa Fe recently for senior living and now including young families. I ask you to save all of it in its entirety by designating all buildings to have contributing status."

Ms. Madeline Pryor, 3362 La Avenida de San Marcos, was sworn. She welcomed the new Board members who were appointed after her last testimony. She said, "I'm very interested because I lived there at Plaza del Monte for 11 years until required by the present owners to leave. The apartment I lived in was declared noncontributing because it was only 49 years old. I'm going to ask that you consider adding all the structures recommended as non-contributing due to age as contributing. They are all almost 50 years old. Philippe Register designed them and the seven on the list Mr. Murphy recommended noncontributing were all because of age - not quite 50 years of age and four as of contemporary design and no reason for 101 Camino Santiago. But Register designed all of them.

"On the five homes that were recommended as part of the Allison James School for teachers and not designed by Register, when it was transitioned from Allison James to Presbyterian retirement - they have features that are quite charming. They are on Camino Matias.

"I was surprised when reading the second amendment to the March 24, 2018 report, on page 4, that because of timing issues he (Murphy) did not have a chance to review the First Presbyterian Church Historic Library or the Menaul School Historic Library.

I don't know if that was important or not or whether he since reviewed it or not.

My basic request is that you accepted those who were recommended noncontributing just because of age because they are approximately fifty years old. And look at what he considered contemporary design because of the significance of this

community and of the architect Register, who did it.

"There is one inaccuracy in the review on the home at 121 Camino Santiago, because he got the bedrooms wrong. Thank you."

Ms. Natasha Torres, Creston Colorado, was sworn. She said, "I lived at 116 Camino Santiago for 6 years. I loved that community and I loved all the architectural and history of the district. I loved the teachers' homes by the same architect. It is not good to break up the whole area."

Mr. John Eddy (previously sworn) was grateful that a decision was made to rescind a previous decision on this property because the due diligence undertaken is now very important. When it first came two years ago, I suggested at the first hearing that it needed to be considered as a whole - of a piece, because this neighborhood was a single concept by Clark and Register. They were very respected architects in Santa Fe. And it was on the wishes of the Presbyterian organization and most unique in Santa Fe. The most salient feature - many other developments came about through a vernacular approach with individuals designing their own home. This was conceived for a specific use for giving people a place to live that was affordable. It has gone through different changes - when mid-Century came along - influences coming in and will become a very accepted part of our conversation. A beautiful example for mid-century is the building across from old St. Vincent hospital. Modest homes that do not shout out we are experts of mid-century modern so the architectural historian might have called out they are not classic mid-century but in the direction Santa Fe was going. You had one up on Camino Santander. This property was built with a big concept in mind and that is most salient to take away in the process.

I think the idea of time and approximately close to 50 years, means you do have wiggle room here. I also think because they developed over time, that continuum has to be recognized as a whole not just houses plopped down. They were placed very deliberately.

The idea of classification as a historic compound is very important and I hope you find that is a classification that can be applied on this property and it will belie the fact that you understand that."

Ms. Linda Payne, 414 Bishops Lodge Road, was sworn. She said, "I look down on Plaza del Monte and, for the last 48 years, have been a neighbor. I remember it in its heyday and hope as you go house-by-house that you will consider it historic. It is a cohesive neighborhood and ties in what Mr. Eddy just said. It is a peaceful community and we are losing a lot of neighborhoods with condos and Air BnB's. New people are coming in and renting and older families leaving. And I hope you consider it a historic property."

Ms. Stefanie Beninato (previously sworn) agreed with much of what has been said and everyone who speaks, talks about it as a community and a unified holistic design to be considered as a whole. I am happy that Member Biedscheid suggested considering it as a whole. And acknowledging the integrated design. I think you could consider it together. And the Presbyterian Church had no intent to divide it up to sell.

It is too bad several were already designated as noncontributing and sad you could not reconsider that. The ones to the north are more modern but this was approved when HDRB was in existence and thought it was an appropriate design to embody the traditional and contemporary and we need to acknowledge it. The approximately 50 year rule is helpful and when part of a whole, we need to preserve the whole and a 47 year old structure would contribute to that whole.

It is also important because it has a strong historic association with the Presbyterian Church, which, in New Mexico, has done a lot of positive things in the community to create a compound where ministers and missionaries could have a place to retire for people who contributed greatly. It is so beautiful on some level.

There were no other speakers from the public regarding this part of the case and the public hearing portion was closed.

Board Discussion

Member Guida asked if the Board could make general comments before going to each unit.

Chair Rios agreed.

Member Guida said Staff made recommendations in two broad categories on those for contributing and a distinction with those on Camino Santiago on the 50 year rule. It is a problematic distinction that classifies later Register designs as contemporary. That doesn't work for me and the later ones are a better interpretation of mid-century style. I'd like to know where the Board members are as an overall opinion. Should Significant be on the table for these, although they are humble structures?

Member Larson thought the beauty of the National Register is that it is up to the experts and we are looking at a master-planned community. We see a lot of highlights and the fact that it is master-planned. I would have to agree that it is the big picture we are looking at. I'm not sure I agree with the recommendations of the historic surveyor.

Member Katz looked at the GIS and it is a single lot that emphasizes that it is of a piece.

Member Biedscheid said her intent was to see this as a historic compound and she thought it was eligible and does contribute to the historic district. The streets were

conceived in the current situation and locations were all planned and still are intact today.

For consistency in making a decision, of the five already applied, should hold to the 50-year rule. We've already gone down that road. And she also disagreed with many of the results of the historic evaluation.

She pointed out that the Code does not address contemporary design and the influence on architects at that time does not affect historic status."

Member Roybal said his concern was with the evaluation of John Murphy. And he did not think the Board should go down each individual structure if it is considered as a compound. He thought the Board should designate it as a full compound.

Ms. Roach explained that the Board is required to designate each status before considering it as a compound. She added that the association with Presbyterians and Register are relevant.

Member Roybal asked if those built in 1973 or 1972 would not qualify.

Ms. Roach said they could, however the Board interprets the 50-year rule. And as Member Biedscheid mentioned, five already have had their status designated. Her intent was to stick with that designation.

Chair Rios asked how many members felt they must stick with the exact 50 years.

Three members raised their hands and three did not. Member Katz, Member Roybal and Member Biedscheid wanted to stick with exactly 50 years.

Member Katz thought all the Board accepted it as a planned community - all of a piece. And as a compound, it protects all structures through the compound designation. And several of them are 2-3 years away from the 50 year mark and we don't have to stretch to make those historic if 50% of them are historic. That would then allow us to proceed with the compound process.

Ms. Roach said regarding compound protections, that there are things to assist. If the compound continued to be owned by a single owner, that the owner would come forward with what the compound plan is for any proposed changes and if divided with multiple owners, the new owners would still have to comply with limits on height, total additions added, similar materials and style of the compound and any blockage of the spatial nature of the compound. So with the protections of the compound status, the Board would not be compelled to make every structure have a contributing status.

Chair Rios noted that if the whole was determined to be a compound, at least 13 would need to be contributing.

Ms. Roach said they would need 14 to be a majority.

Chair Rios observed that obviously harmony would play a huge role but not as strictly for noncontributing.

Ms. Roach, in interpreting Section K, said that there would be similar restrictions as with contributing buildings and limitations on new construction. Spatial relationships and form are considered part of the compound (harmony). So there are standards that would apply to modifications and a little more strict - height regulations, etc.

Member Lotz felt it was a complex issue for him and he might have to abstain.

Member Guida did not want to beat on the 50-year rule but he did not understand why the Board should be so strict about it. We are making an argument about the compound being of a piece - and of design integrity and consistency and challenged by the limitations of contributing. We could go about it with a focus on view. We are also designating façades as primary. Some of them are visible from different angles.

He said the piecemealing at a macro level concerned him. But all are individual structures, to be consistent with the ordinance. They are bringing it philosophically.

Chair Rios agreed on that interpretation because each building relates to one another to create the compound.

Chair Rios thanked those who came out for this case.

Member Larson said- the 50-year rule is so important. At the National Park Service, we are handling it as a specific movement, not restricted to the 50 year rule. Like Member Guida said, we are looking at a master plan very common in that area. With the National Register, there is flexibility in making evaluations and is why it is there. The 50-year rule was created to manage nominations for the National Register when it was coming of age.

Ms. Roach said as she looked at the evaluations and at the time, tended to agree with recommendations. But now, she has shifted. She would present John Murphy's recommendations, but the Board should have the privilege to decide. She said she would participate in the discussion but refrain from a specific recommendation. She also explained that the packet has two façades photographed for each individual property.

SUMMARIES OF INDIVIDUAL PROPERTIES

101 Camino Santiago: 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 the 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.

The recommendation of John Murphy was Noncontributing because of contemporary design. If it is considered to be Contributing, the south façade is recommended as primary.

Board Discussion

Member Guida asked which façade is also shown.

Ms. Roach said it was the north elevation (rear).

Chair Rios asked Ms. Roach is she would agree all of them have had no footprint changes, but some window openings have changed.

Ms. Roach said this is the original footprint. The garage door is recent. She was unclear if windows were original, but it appears they are the original openings.

Public Comment

Ms. Beninato (previously sworn) asked for its age.

Ms. Roach said it was constructed in1968.

Ms. Beninato felt this property is Contributing. The footprint is original. The Board should accept the garage door and should find it Contributing with the south façade as primary. That one is probably typical.

Ms. Roach, commenting on that issue, said if the intent is to consider this as a compound, there are sufficient protections relating to building form and stylistic elements that the Board could deny an application that would substantially change it.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 101 Camino Santiago, that it be Contributing with the south façade as primary and in that photo you would not find a mid-century house like it anywhere else but in Santa Fe. It is a wonderful adaptation the way they incorporated it into this home.**

Member Biedscheid added that the portal over the garage is a novel approach and use of timber posts. Member Katz agreed.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

102 Camino Santiago: 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 (west) 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 room block-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, and its designer/architect is unverified but assumed to be Kenneth S. Clark and Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the west façade is recommended as primary.

Board Discussion

Member Guida said the carport seems very significant. His concern would be on the significant changes to that façade.

Ms. Roach commented on the rule that new construction shall not block. There is sufficient justification to deny contributing with that factor.

Public Comment

Ms. Beninato (previously sworn) said she would like to see it designated Contributing but would want more than one façade designated primary. Garage doors are significant, and the design has setback. All three should be primary. Even though we have the rules about setbacks from primary façades, people come in and cry about getting an exception and get to crowd up on the primary façade.

Mr. John Eddy (previously sworn) asked if in the photo outlined in yellow, it is in a plane with the vigas and lintel above it - there appears to be no setback in that façade.

Ms. Roach thought that was correct.

Mr. Eddy thought that was infill of a substantial portal.

Chair Rios asked Ms. Roach to identify the elevations.

Ms. Roach said the front façade is facing northeast. The building faces Camino Matias and the rear faces east.

Chair Rios wanted to make sure.

Ms. Natasha Torres (previously sworn) said the layout shows it clearly.

Action of the Board

MOTION: Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 102 Camino Santiago, to designate the structure as Contributing with west and south façades as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

103 Camino Santiago: 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 room block bedroom wing give the residence a Spanish-Pueblo Revival feel. The house was constructed in c. 1965; its architect/designer is unverified but assumed to be architect Phillippe Register. Contributing status is recommended for this structure, as it is representative of the original Clark and Register design template for Plaza del Monte residences and is a good example of Mid-century Santa Fe Style. If the Board assigns contributing status to the residence, the south façade is recommended as primary.

Public Comment

Ms. Beninato (previously sworn) said she was happy this is recommended as Contributing with the south façade as primary. She suggested the Board might consider the vigas side also. It does contribute to that house and has more Santa Fe character and the beginning prototype.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Lotz, in Case #H-19-019, at 103 Camino Santiago, to designate the structure Contributing with the south elevation as primary.

Chair Rios asked mover to be specific why it should be Contributing.

Member Katz said it follows the Staff recommendation and follows the L-shaped form that is characteristic.

Member Larson asked for a friendly amendment to add that side elevation as primary.

Member Katz declined.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Santiago (Units 1-4): 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 room blocks. 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 Phillipe Register. Non-contributing status is recommended for this presently non-statused multi-unit residential structure due to age and contemporary design features. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façade is recommended as primary.

Board Discussion

Member Guida pointed out that both photos are of the south façade.

Ms. Roach agreed. She said page 143 shows the HCPI photos. Photo 2 shows south and east. And also the north in Photo #1.

Member Katz noted it is a very interesting Santa Fe style with large block masses. It is classic Santa Fe style. He thought it was sufficiently Santa Fe style that he would want to make it Contributing, but it is not an exceptional building that we could make 47 years be 50 years. He recommended noncontributing due to its age.

Member Roybal agreed with Member Katz.

Member Guida countered that the Board is also making the point about the association with the architect. And it is the work of a significant architect. He recommended Contributing by association.

Member Flynn agreed with Member Guida that it is the work of a significant architect for an exception.

Public Comment

Mr. Eddy (previously sworn) asked if we could see the picture of the other façade.

He respectfully disagreed with Member Katz. This building makes a very strong impact on the streetscape. It really does exemplify what the architect is doing here with his design.

Ms. Roach showed the other façades.

Ms. Beninato (previously sworn) thanked the Staff for correcting that it is 48 years old. She understood the consistency with 50 years actual because the owner is likely to appeal.

This clearly embodies the Santa Fe style in vernacular design. It mimics one that was done by John Gaw Meem and she felt it was appropriate for it to be Contributing.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Flynn in Case #H-19-019 at 105 Camino Santiago, to designate the structure as Contributing with south façade primary because of association with Register and the quality of expression here that is clearly of Santa Fe Style.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Lotz and Member Flynn voting in favor and Member Katz, Member Biedscheid and Member Roybal voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

106 Camino Santiago: Likely the third unit to be constructed at Plaza del Monte, 106 Camino Santiago is a 2,031 square foot dwelling with a portal across two elevations (north and east). 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 home. 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 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. The residence was constructed in c.1965. Its designer is unverified but is suspected to be an early Clark and Register design. Contributing status is recommended for this presently non-statused residence, as it may represent an original Clark and Register design template for Plaza del Monte, and the house is a good example of a mid-century expression of Santa Fe Style. If contributing status is assigned to the residence, the north and east facades are recommended as primary.

Ms. Roach added that the reasons for Contributing are in the report and the Board can just refer to those, if desired.

Board Discussion

Member Katz agreed with the Staff recommendation, "but looking at the photos, to have the historian say some are contemporary style and then say this is real Santa Fe style makes my head spin."

Member Larson described this as a modernist building and not contemporary. Contemporary is not even a relevant term.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 106 Camino Santiago, to designate the property as Contributing with north and east façades as primary for reasons stated in the Staff report.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Santiago: Composed of a series of angled walls, the carport dominated residence was constructed in 1966, after a design by architect Phillipe 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 a 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 home was constructed in 1965 and is one of the earliest residences to be constructed in Plaza del Monte. The architectural historian recommends non-contributing status for this residence, due to its contemporary design which does not harmonize with the district. However, the Board may consider that its association with architect Phillipe Register and with the Plaza del Monte planned development could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) thought the south façades should be primary. In the bottom photo, Staff referred to it as a viga roof.

Ms. Roach said it is a viga canopy.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach said there are multiple façades on the south and wanted to verify.

Action of the Board

MOTION: Member Guida moved, seconded by Member Katz, in Case #H-19-019 at 109 Camino Santiago, to give the structure a Contributing status with south facing façades 1, 2, 3, 4, and 5 as primary.

He did not agree with John Murphy recommendations and saw this as one of the best examples of his work.

Member Larson added that the original features are still featured such as carport and that adds to the reasons why it is contributing.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

110/112 Camino Santiago: 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 as 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 (north) is defined by a small recessed entry. 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 by parapets and finished in buckskin cementitious stucco. It holds three bedrooms. 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, most 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. 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. Due to substantial changes to the massing and appearance of the structure when two residences were combined and carport added and subsequently widened, noncontributing status is recommended for this residence.

Ms. Roach showed additional photos.

Board Discussion

Member Katz said, in looking at the two façades, the top was classic standard, but the bottom seems totally Santa Fe style.

Member Larson didn't see integrity but contemporary on the north façade, so she agreed with Mr. Murphy.

Public Comment

Mr. Eddy (previously sworn) thanked staff for the other photos. He agreed with

Member Larson that the north façade degrades the house. But all the others show interesting character strengthening a Contributing status. And the portal work is important. He would consider that Contributing, excluding the north elevation.

Mr. Ken Rawie, 112 Camino Matias, was sworn. He pointed out that most of the pictures are of 110 and not 112. There was no picture of 112 Camino Santiago - north and south. The bottom photo shows the background of the carport. The resident there moved out just recently.

Ms. Roach said 110 and 112 are joined physically, so there is only one status for both.

Chair Rios understood, but as Mr. Eddy pointed out, if it is made Contributing, The Board could identify non-historic façades.

Ms. Roach agreed - or designate primary excluding nonhistoric portions.

Member Biedscheid did not believe there were any nonhistoric portions.

Ms. Roach agreed but asked the Board to consider 110 and 112 as one structure though from two different architects and thinking about harmony that they would work.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 110/112 Camino Santiago, to designate 110/112 as Contributing because it has the original footprint and the alterations are historic, because it is associated with Register and recommended that the south and west façades be designated as primary.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

111 Camino Santiago: 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 by 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 a smooth cementitious stucco in a buckskin tone. The flat roof is covered with asphalt, which carries over the east exposure to 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 Phillipe Register. Contributing status is recommended for this structure, as it represents an original design template by Clark and Register for Plaza del Monte and because it is an example of mid-century expressions of Santa Fe Style. If the Board finds this structure to be contributing, the south façade is recommended to be primary.

Member Guida saw that this is virtually the same as 103.

Ms. Roach agreed.

Public Comment

Mr. Eddy (previously sworn) pointed out the sidelights on the entry door. He would like to see it contributing because that angled element contributes greatly to the whole development.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 111 Camino Santiago, to assign Contributing status for reasons in the Staff report and designating the south façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

113 Camino Santiago: 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 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 room block-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 a sliding glass door. A shallow overhang supported by square wood beams carries across the elevation. The frame dwelling is finished in cementitious peach color stucco worked into a brocade pattern. Tall parapets outline the perimeter of the bedroom wing. The roof is covered in asphalt which carries over the west exposure of the bedroom mass. It was erected in c.1970, and its designer/architect is unknown. Noncontributing status is recommended for this structure due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Board Discussion

Member Larson disagreed with historian evaluation. She believed it is contributing for mid-century modern and, in comments, the flagstone is very characteristic.

Ms. Roach noted in looking at it and previous action on 110/112 - that 113 and 115 are actually joined, as well. Each footprint is quite distinct. Jointed by a party wall. So you might assign status to the structure as a whole.

Member Guida said, at 115, he would argue in favor of considering duplexes as one.

Ms. Roach said the description of 115 is almost identical and the rec was the same - slightly under 50 years as the primary reason for noncontributing status. Otherwise is almost identical.

115 Camino Santiago: 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 (south) 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 corbels. The rear (north) elevation contains a few windows and a sliding glass door sheltered by a shallow viga-supported overhang. The windows in the residence 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, and the designer/architect is unknown. Noncontributing status is recommended for this structure

due to its age slightly under 50 years. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the south façades are recommended as primary.

Member Biedscheid asked if they were constructed together.

Ms. Roach thought so.

Public Comment (on 115)

Mr. Eddy (previously sworn) considered 113 and 115 as one structure. He was pleased with term "party wall" which is really applicable here and he would like to see them considered as one.

Ms. Pryor (previously sworn) said, in looking at the construction date on the report, that "c" means around or circa. On the second amendment by Murphy, it looks like, and he states there that 113 is c 1970 and doesn't appear on the 1969 aerial. So he thought it was built in 1970 because it did not show up on the aerial, but it is pretty close.

Ms. Roach showed added photos - first of 113.

Mr. Eddy pointed out on the east elevation, that it showed a vertical fenestration on the windows which was a prominent element in the big Casa Grande that was demolished. That was a classic element in that building and replicated here.

Member Guida commented this as very interesting, with buildings very close and massing for four units with a slight variation.

Member Katz thought this was approximately 50 years old.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 113/115 Camino Santiago, to designate them Contributing with south facing façades as primary.**

VOTE: **The motion passed by majority (4-2) voice vote with Members Katz, Guida, Larson, and Lotz voting in favor, and Members Biedscheid**

and Roybal voting against.

Ms. Roach asked for reasons to be included.

Member Guida said it is approximately 50 years old and represents mid-century Santa Fe style and is the work of Clark and Register.

Member Larson added that it exhibits character-defining features of the flagstone paving to the carport and the vertical divided windows.

Ms. Roach added that it has block massing on both sides.

Member Katz added that the aerial photograph was from February 1969, so it was probably being built in 1969.

114 Camino Santiago: 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 (north) is divided into a recessed entry and a large casement-framed picture window. The entry holds a raised square panel wood door with 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 (north, set back). It is supported by a wood viga-and-post system. The structure shelters a patio door and single raised panel wood door 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 in 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 & Burnett Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson said, although under the 50-year rule, we see the same elements repeated and the picture window, which is one example of mid-century modern and she would recommend contributing.

Public Comment

Mr. Eddy (previously sworn) pointed out an element that recurs in these buildings and Register's work. It is the use of double and triple posts under corbels and he assumed it was Mr. Register's innovation that probably was controversial.

He added, "When my father did a remodel of our house on Camino del Monte Sol, he did that too. So it really stuck as an innovation and adds to our vernacular style over time."

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach showed photos of the north, street-facing and east side containing the portal feature.

Member Larson appreciated Mr. Eddy pointing that out.

Action of the Board

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 114 Camino Santiago, to designate the structure as Contributing because of mid-century modern exhibited through picture window and carport and designate north and east as primary.

Discussion on the Motion

Ms. Roach said the south elevation contains the picture window and the east.

Mr. Rawie clarified, as the next-door neighbor, that the north façade is on Camino Santiago and the east façade is facing Camino Matias. So the bottom photo with picture window is on the east side and the top picture is the north side.

Member Roybal commented that we are really pushing the 50-year rule on this house.

Member Biedscheid thought the Board should have justification for the age.

Member Larson argued that this exception is in character-defining features such as picture window, car port and double posts.

VOTE: The motion resulted in a tie vote with Member Larson, Member Guida, and Member Lotz voting in favor and with Member Roybal,

Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

117 Camino Santiago: 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 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. Noncontributing status is recommended due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façades are recommended as primary.

Ms. Roach said this building has an interesting modified L plan on an angle, not 90 degrees.

Public Comment

Mr. Eddy (previously sworn) said it is not truly an L-shape but a deliberate statement of the architect whether to the landscape or the way it fits but makes for an interesting house. The viga canopy in the lower photo contributes to the neighborhood architecturally.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Board Discussion

Ms. Roach believed the lower photo was the rear elevation and the upper was of the east façades #1 and #2. The recommendation for primary is 1 and 2 on the east. The south is 7, if the Board wants more carport.

Member Guida thanked Mr. Eddy for pointing out the modified L. While it is not the most beautiful or compelling design, it is interesting to look at the development as kind of laboratory. As a consequence, we have a span of how the architect figured it out and particularly one who is exploring what is possible with the limitations in Santa Fe. So a really compelling example of Santa Fe style. Not the prettiest but important.

Member Larson said the new windows diminish the character. But thanks to Mr. Eddy for pointing out the boomerang shape. In the aerial view you can see it is quite specific and balancing with the landscape. That would necessitate Contributing status.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 117 Camino Santiago, to designate the structure as Contributing with the east façade as primary for the reasons in the Staff Report, that it is a significant expression of mid-century design and that it contributes to the plaza complex.**

Member Biedscheid requested the south façade to be primary to capture the carport (#7). Member Guida accepted the amendment as friendly.

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

118 Camino Santiago: Erected in c.1973, the stucco-over-frame, two bedroom house sits on a rise at the southeast corner of Camino Santiago and Camino Matias. In plan, it is a modified L shaped structure with a carport attached to its front (north) 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 outline 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 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 Plaza del Monte. Noncontributing status is recommended for this residence by the architectural historian,

due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the north façades are recommended as primary.

Member Larson asked if it is a planter in the bottom photo.

Ms. Roach believed so.

Member Larson thought since it is a last completion, it is an evolution and she had not seen a planter. That planter does harmonize with the landscape.

Member Katz did not think it is of exceptional importance. It should be part of the compound, but he did not see it as very special. It fits in but is not the Guggenheim Museum.

Mr. Gemora believed they had planters on Camino Matias.

Public Comments

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 118 Camino Santiago, to designate the structure Non-Contributing.**

VOTE: **The motion resulted in a tie vote with Member Roybal, Member Katz and Member Biedscheid voting in favor and Member Lotz, Member Larson and Member Guida voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote to designate 118 Camino Santiago as Non-contributing.**

119 Camino Santiago: 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 (east) 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 Phillipe Register. The main alteration is the removal of most of the angled wall along the northeast corner. Originally, this feature enclosed a small patio. Noncontributing status is recommended for this structure due to contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Chair Rios noted this one is 54 years old.

Member Guida said this is an exceptional one in the community and echoed what we say with 109 in plan. And in particular, it is an expression of long and low with carport and it projects across the front of the house.

Member Larson pointed out that they used a lower wall along the front to shelter the entryway and that is characteristic of mid-century and also a shelter. So it is part of Santa Fe style and mid-century modern.

Public Comment

Mr. Eddy (previously sworn) mentioned for the record in previous testimony that the Presbyterian organization, in planning these structures for residents, gave input on what they wanted to see in the house. So it was a contributing element at the patio wall and might have been the case here.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Guida moved, seconded by Member Biedscheid, in Case #H-19-019 at 119 Camino Santiago, to designate it Contributing with east (#1) and south (#4) as primary elevations. It is more than 50 years old and represents a clear expression of mid-century modern architecture.**

Member Biedscheid added that the east façade has a low projecting viga element.

Member Larson said the wall in front of the entry is part of the façade and significant in design.

Member Guida accepted both statements as friendly.

VOTE: The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.

120 Camino Santiago: The small two bedroom house presents a contemporary carport-dominant design. Located along the east 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 (west) 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. 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 (west) entry. A wood raised square panel door with a center view light gives entry to the residence. Including its carport and utility room, the building contains 1,804 square feet. The house was built in c.1971 after a design by Register, Ross & Burnet Architects. Noncontributing status is recommended for this structure due to age. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the west (street-facing) façade is recommended as primary.

Chair Rios considered it nonconforming and noncontributing.

Member Guida highlighted the carport and outdoor storage rooms as period-defining elements.

Public Comment

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Roybal, in Case #H-19-019 at 120 Camino Santiago, to designate the property Non-contributing, based on its age.**

VOTE: **The motion failed (3-4) with Members Larson, Guida, Biedscheid and Chair Rios voting no.**

MOTION: **Member Guida moved, seconded by Member Larson, in Case #H-19-019 at 120 Camno Santiago, to designate the property as Contributing because it presents a clear expression of mid-century modern style with carport, storage rooms and overall massing and is approximately 50 years of age, and designating the west facing façades #1 and #2 as primary.**

VOTE: **The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.**

121 Camino Santiago: 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 in Plaza del Monte, it has a low pitched 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 & Brunet Architects. Noncontributing status is recommended for this structure due to age and contemporary design that the architectural historian did not feel harmonized with the district. However, the Board may consider that its association with the Plaza del Monte planned development and its design as a mid-century expression of Santa Fe Style could constitute "exceptional importance" such that contributing status may be warranted. If contributing status is assigned, the east (street-facing) façade is recommended as primary.

Member Roybal was concerned with this recommendation. We are really pushing the 50-year rule.

Member Larson noted the casement windows with three divisions are really unique and she has only seen them twice - just to take note of that.

Public Comment

Ms. Pryor (previously sworn) said this house is not one big room. It has an extra room that might be a library, a den or a music room.

Ms. Roach showed the south elevation and the low angled pitched roof, and the west elevation.

Mr. Eddy (previously sworn) pointed out the storage cabinets within the car port we've seen before.

Member Larson noted the south elevation with the portal is a theme repeated throughout town and is an interesting feature to take into account.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: Member Katz moved, seconded by Member Biedscheid, in Case #H-19-019 at 121 Camino Santiago, to designate the property Non-contributing because of its age.

VOTE: The motion failed (3-4) with Members Larson, Guida, Lotz and Chair Rios voting no.

Chair Rios asked for another motion.

MOTION: Member Larson moved, seconded by Member Guida, in Case #H-19-019 at 121 Camino Santiago, for Contributing status with east (#1) and south (#4) façades as primary. This is an exception to the 50 - year rule because of exceptional design as mid-century, use of casement windows, and storage features reflecting the era and its association Register.

VOTE: The motion resulted in a tie vote with Member Guida, Member Larson and Member Lotz voting in favor and Member Roybal, Member Katz and Member Biedscheid voting against. Chair Rios voted in favor, breaking the tie. The motion passed by 4-3 voice vote.

104 Camino Matias: 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 structures 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 corbels. The house was constructed in c.1965. It represents the closest interpretation of the original 1960 Kenneth S. Clark and Phillipe Register template design for the development. Contributing status is recommended for this residence, due to its early date of construction and representation of the original Clark and Register design template for Plaza del Monte retirement homes and due to its exemplary expression of mid-century Santa Fe Style. The west façades are recommended as primary.

Public Comment

Mr. Eddy (previously sworn) said, although it appears unremarkable, it is very important that it represents the original template from which the others grew.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Ms. Roach corrected that the front façade may be misrepresented. It is #1, for the front and façades on Camino Matias (Northwest). It is shown correctly on page 32 of the packet.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Roybal, in Case #H-19-019 at 104 Camino Matias, to designate the property Contributing for reasons stated in the report and with façade #1 as primary.**

Member Biedscheid asked for #4 to also be primary as unique to the property. Member Katz accepted #4 as primary.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

105 Camino Matias: 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 in 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. Non-contributing status is recommended for this structure. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Staff agrees with this assessment.

Member Guida said this one and the next few properties are all associated with the school. He asked if that was correct.

Ms. Roach explained that 105, 107 and 109 Camino Matias are associated with the Allison James School, but 111 was moved to this site prior to 1960 and is not part of the same construction episode.

116 and 120 Camino Santiago were also associate with the school but later in 1957.

Member Katz considered this property a tough one. They have a similar history with the Presbyterian school and were incorporated. It maybe is not the same style but shows the history.

Member Larson appreciated seeing this in the neighborhood that showed the immediate style - much simpler and vernacular from the others. But she was not seeing character-defining elements here. So she recommended Non-contributing status.

Member Biedscheid observed there is a mix of original windows. It is an anchor for the compound around green space. And associated with the Presbyterian Church to provide living facilities and she thought it should be Contributing.

Member Guida said one strong argument is the stature of the architect and quality of design on Camino Santiago. On declining blocks and post war architecture. Its connection with Santa Fe Style is pretty weak and they don't read as connected with the rest of the development. It doesn't have all the points to make.

Public Comment

Ms. Pryor (previously sworn) said, according to her notes, they were all associated with Allison James teachers. She asked that the Board consider that association. It is what these houses represent. When they were here, those other houses were not built and their front porch was on the north-facing side, not the street-facing side.

Mr. Eddy (previously sworn) had to agree with all that has been said. They are conflicting but the points of view are valid, and the historicity is what is important. They are associated with Allison James School and what detracts are the alterations. The footprint and pitched roofs are important. It is the pitched roofs here that are important and derivative of the pitched roof of the Allison James School. So he recommended Contributing with their historicity and association with the school and he stated for the record that these other photos show a lot more character to be explored.

The Presbyterian organization was important for Santa Fe and throughout northern New Mexico which has a very detailed history in Chimayo.

Ms. Carol Rawie was sworn and mentioned "As you can see from the map. the façades on the green area is what you see when you walk around from Bishop's Lodge Road and what most people see, which is different than along the alley in the back."

Chair Rios did not think those were meant to have Santa Fe style.

Member Larson agreed. "After seeing more images, I agree that this style - they were just trying to do it as part of the school."

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 105 Camino Matias, to designate it as Contributing, based on age of the structure and the defining character of concrete sills, pitched roofs, windows and orientation as reference points to streets and spaces and with the north façade as primary.**

Member Katz added that it clearly is not Santa Fe style but an important historic style for this area and the history of it.

Member Biedscheid mentioned association with Allison James School.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

107 Camino Matias: 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 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, terminated with stuccoed concrete sills. Views from the house are oriented north towards the commons area of Plaza del Monte. 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 south façade. The garage door is 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 exposed 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. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

There were no speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Guida, in Case #H-19-019 at 107 Camino Matias, to designate it Contributing. based on its association with Allison James School, pitched roof, concrete sills and large picture window similar to 105 and 109 Camino Matias, with the north façade as primary.**

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

109 Camino Matias: 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 in its north exposure. 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, which are mostly double hung sash and are terminated with stuccoed concrete sills. Views from the house are oriented north toward the Plaza del Monte 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. As the architectural historian states, the house neither harmonizes with the district nor with Plaza del Monte and includes non-conforming elements such as corner windows and cantilevered canopies over entries. Its association is with the Allison James School (demolished in 1960) rather than with Plaza del Monte. Non-contributing status is recommended for this structure, and staff agrees with this assessment.

Public Comment

Mr. Eddy (previously sworn) suggested Contributing except for the addition on the south elevation.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Larson moved to designate the property as Contributing due to age of building, association with Allison James School and primary be the #4 - north front of the building, and on the south - 1 and 2.**

The motion died for lack of a second.

MOTION: **Member Biedscheid moved, seconded by Member Larson, in Case #H-19-019 at 109 Camino Matias, to designate the structure as Contributing, based on age, character of pitched roof, sills, association with Allison James and with the north façade as primary.**

Member Larson added the casement windows as character-defining.

VOTE: **The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.**

111 Camino Matias: 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, facing west, 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 extended with overhangs. A short stuccoed chimney rises from the ridgeline. Small wood louvers are attached to the gabled ends. The house is fenestrated with an array of original and non-historic windows, recessed from the walls 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 house is finished with textured cementitious stucco in a light buckskin color. Non-contributing status is recommended for this residence. It was moved to the site before 1960 and extensively modified in 1966 with the addition of the carport and portal. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Member Larson commented that moved structures are always tricky with many different angles. I am not sure where I stand. It exhibits characteristics that are interesting but not sure it needs to be contributing. I'd like to hear from others on it.

Public Comment

Mr. Eddy (previously sworn) said what is interesting is that the portals were added after it was moved here. He asked if this was the first iteration of double posts. He wondered if it was before Register got his license.

He pointed out that the roof line is classic northern New Mexico style. The other thing is the little storage cabinets under the portal. Could it be Philippe Register before he got his license.

Ms. Roach said they are post-1966 so he had his license then.

Mr. Eddy (previously sworn) felt they were interesting details there.

Ms. Pryor (previously sworn) stated that this was the Principal's house.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Biedscheid moved, seconded by Member Katz, in Case #H-19-019 at 111 Camino Matias, to make it Contributing with the west elevation and south as primary (front entire portal).**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Larson, and Lotz voting in favor, and Member Roybal voting against.**

116/120 Camino Matias: The vernacular, two unit residence was erected before 1957 and modified nearly 30 years later with the addition of a cross-gabled 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 is unclear who designed the original house. The c.1984 addition of the cross gable and furnace and water heater enclosures was drawn in Phillipe Register's shop. Built prior to 1958 and substantially modified in the mid-1980s, the historic integrity of the house has been compromised, and the style of the home neither harmonizes with the district nor with Plaza del Monte. As with the other Allison James School-era residences on Camino Matias, the house neither harmonizes with the district nor with Plaza del Monte, and its association is with the Allison James School rather than Plaza del Monte.

Board Discussion

Member Larson would be interested in knowing the further association with the school. It is in harmony with 1950s.

Member Katz felt it was modified too much in 1980's to qualify for contributing.

Member Roybal agreed with Member Katz. The whole house seems out of character.

Public Comment

Ms. Pryor (previously sworn) said this was teacher housing and on the east side, there is a notice above the door that it was Auburn Cottage even though divided into two apartments.

Mr. Rawie clarified that it is two bedrooms, not three.

Mr. Eddy (previously sworn) was sorry we are at the end of this because it has been very enjoyable. He would encourage nonconforming or noncontributing because it does not have double posts.

There were no other speakers from the public regarding this case and the public hearing portion was closed.

Action of the Board

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-2019-19 at 116/120 Camino Matias to designate the property as Noncontributing due to 1980's modifications.**

VOTE: **The motion passed by majority (5-1) voice vote with Members Biedscheid, Katz, Guida, Lotz and Roybal voting in favor, and Member Larson voting against.**

Consideration of Compound Status:

MOTION: **Member Katz moved, seconded by Member Larson, in Case #H-19-019 at 101, 102, 103, 105, 106, 109, 110, 111, 113, 114, 115, 117, 118, 119, 120, 121 Camino Santiago and 104, 105, 107, 109, 111, 116/120 Camino Matias, to direct Staff to prepare an evaluation concerning compound status.**

Ms. Roach proposed a subcommittee of the Board should create the recommendation.

Chair Rios said no to a subcommittee.

Member Guida asked if it would come back as a case.

Ms. Roach believed it could.

Member Katz asked if it would be a recommendation to the Governing Body.

Ms. Roach said Staff could bring back an evaluation as Case #H-2019-19B.

VOTE: The motion passed by unanimous (6-0) voice vote with Members Biedscheid, Katz, Guida, Larson, Lotz and Roybal voting in favor and none voting against.

H. MATTERS FROM THE BOARD

Chair Rios thanked everyone for staying through this long meeting.

I. ADJOURNMENT

Having completed the agenda and with no further business to come before the Board, the meeting was adjourned at 10:16 p.m.

Approved by:

Cecilia Rios

Cecilia Rios, Chair

Submitted by:

Carl G. Boaz

Carl Boaz for Carl G. Boaz, Inc.

PLAZA DEL MONTE

Santa Fe, New Mexico

Historic Resources Evaluation



March 28, 2018

Client: Wayne S. Lloyd, A.I.A.
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Consultant: John W. Murphey
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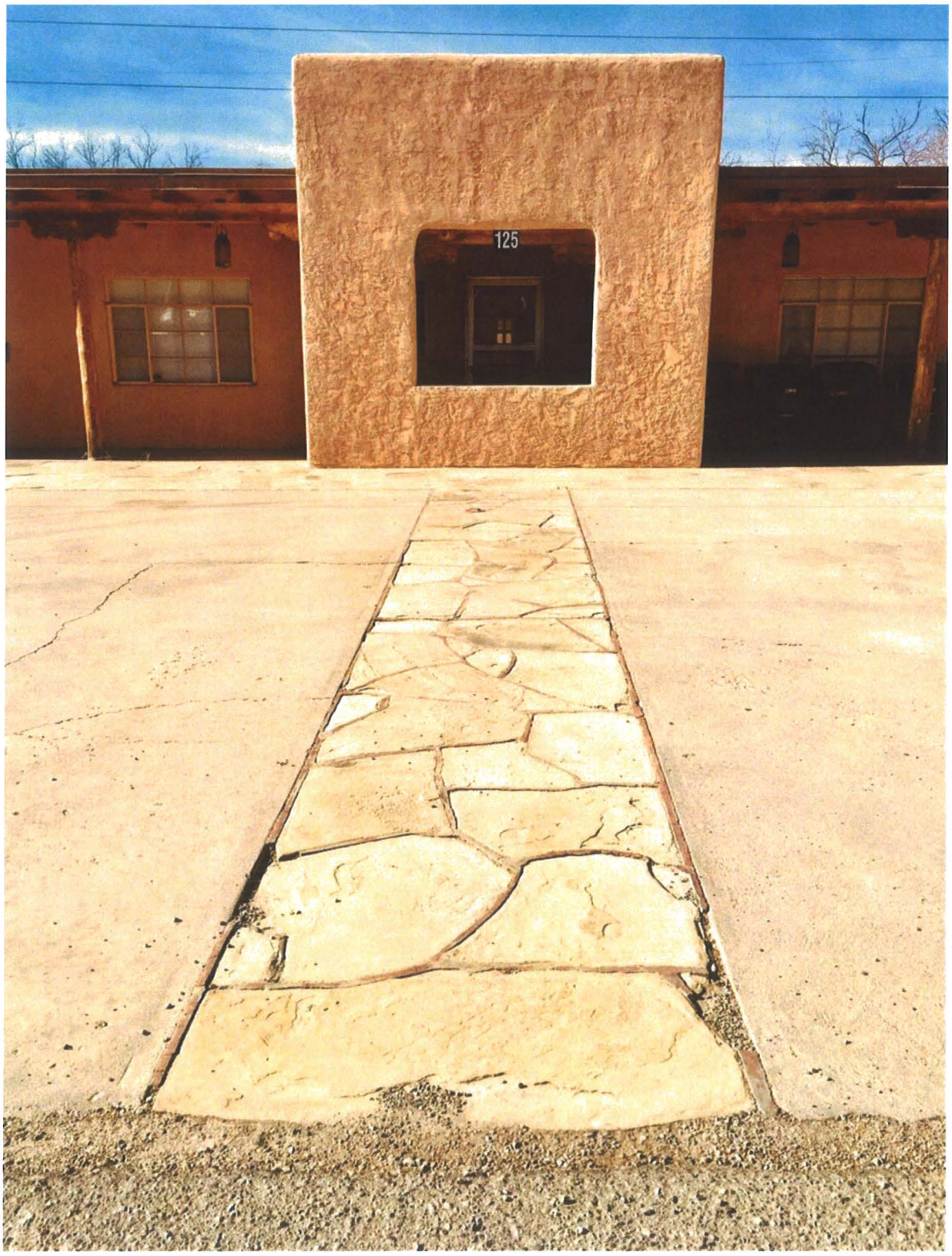
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Summary

This Historic Resources Evaluation was prepared at the request of Wayne Lloyd, Lloyd and Associates, Architects. It responds to a motion the Santa Fe Historic Districts Review Board made at its November 28, 2017 hearing, requiring the applicant to provide a complete study of the buildings comprising Plaza del Monte, a former Presbyterian retirement center (Case #H-17-098A, minutes). The original application called for the demolition of five structures, addressed as 122, 124, 125, and 126 Camino Santiago, and a standalone garage/carport structure behind 126.

The present report was prepared to satisfy the Board's requirement regarding the evaluation of cultural resources set forth in the Historic Districts Ordinance (14-5.2) and the policies and guidelines developed by the City of Santa Fe Historic Preservation Division.

The Historic Districts Ordinance created a system of classifications in which cultural resources are evaluated and designated as to whether they contribute to the Historic District (14-5.2(C)(2)(a)). The Board is given the authority to designate and/or change a status of a cultural property (14-5.2(C)(2)(a)(1)). This action commonly occurs when an applicant submits a project that may affect an assigned or "un-statused" property within the Historic District. Identification of historical significance is typically accomplished through a survey and evaluation of identified resources using the New Mexico Historic Cultural Properties Inventory (HCPI) form.

Findings

After an intensive-level survey, archival investigations, and an evaluation of historical significance, the conclusion is that five buildings (102, 103, 106, 111 Camino Santiago and 104 Camino Matias) are eligible for Contributing Structure status to the Downtown and Eastside Historic District. Due to either 1) a lack of age-eligibility, or 2) non-compatible architectural elements, the remaining buildings were determined to be Noncontributing to the district.

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I. Project Description

The applicant, Wayne, Lloyd, Lloyd and Associates, Architects, representing the owner, Plaza del Monte, LLC, approached the Historic Districts Review Board on November 28, 2017, with a request to demolish five units of the Plaza del Monte retirement center (Case #H-17-098A).

The case planner, David Rasch, stated in his report that the five structures (122, 124, 125, and 126, and a separate garage/carport), should be determined Noncontributing, "due to marginal historic date of construction, lack of Santa Fe style, and non-historic alterations."

After discussion, the Board postponed the case, requesting the applicant provide a full historic evaluation report on the 27 units making up the former retirement community. Further discussion with David Rasch indicated that this would consist of complete HCPI forms 1 & 2 for each standing structure on the property, and an evaluation of their potential historic status for the Downtown and Eastside Historic District.

This report attempts to fulfill that request by providing HCPI forms for each residential unit, a brief historical context, associated aerial photographs and maps, and an evaluation of individual and district eligibility. The project attempted, using various sources, to determine the actual date of construction of each residential unit of Plaza del Monte.

II. Project Area

The property, generally known as Plaza del Monte, or Plaza del Monte Retirement Center, spreads across a roughly six-acre parcel located north of the Santa Fe Plaza. The pistol-shaped tract is bounded on the east by Bishop's Lodge Road; on the north by the grounds of Fort Marcy Recreation Complex and Magers Field; on the west by the alignment of Arroyo Mascaras; and on the south by a combination of land formerly associated with Plaza del Monte and tracts and residential lots under private ownership (Figure 1).

The surveyed area includes two private streets (Camino Santiago and Camino Matias) that were constructed in the 1960s as part of the retirement facility. The roads are arranged in a typical suburban pattern of a cul-de-sac and a loop. The land descends east-to-west toward the arroyo. During development, it was shaped as terraced pads along the north side of Camino Santiago. Separate terracing is found on the north side of Camino Matias, dating to an earlier construction period.

Near the center of the development is an informal grassy area that once served as a social area. Mature native trees, likely planted during the 1960s, are found throughout. The house landscapes, however, have evolved, changing from lawns to areas filled with boulders and xeric plantings. Concrete pedestrian paths loop through a few sections of the development.

Houses are typically placed in the center or close to the back of the lot. They are arranged with their long elevations facing the street. Carports are approached by wide concrete driveways. Most likely due to the limitation of the lot size or community guidelines, there are no notable ancillary structures. Grounds are kept minimal, free of tenant clutter.

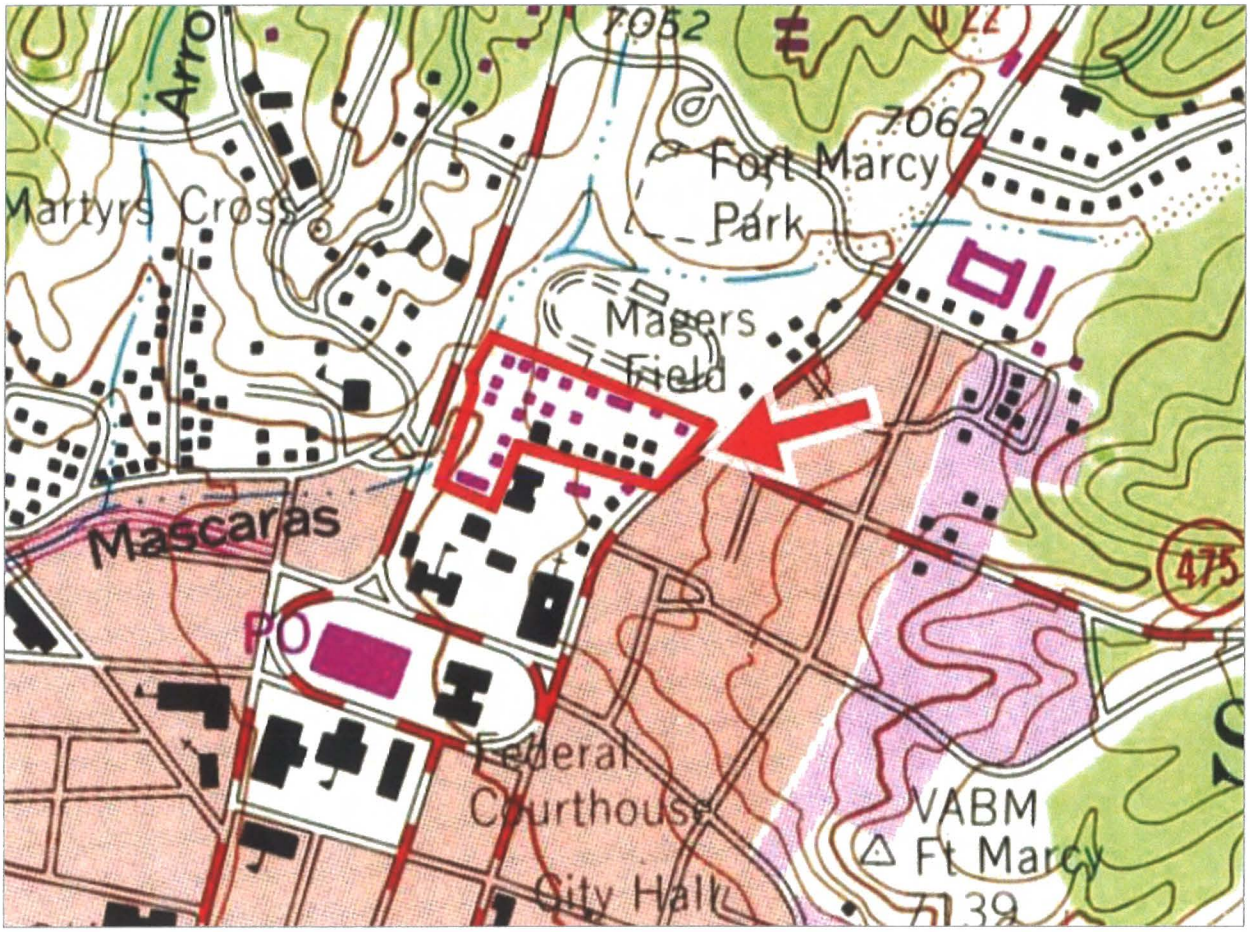

Figure 1: Portion of "Santa Fe, N. Mex." USGS quadrangle map, 1961, photo-revised 1977. Scale- 1:24,000.

III. Research Methods

Prior to starting fieldwork, the project historian reviewed the City of Santa Fe's and the New Mexico Historic Preservation Division's records for properties listed and/or evaluated within the project area. This included a review of listings on the National Register of Historic Places, State Register of Cultural Properties, as well as resources documented with New Mexico Historic Building Inventory or Historic Cultural Properties Inventory forms. The research found no previous surveyed or registered properties within the project area.

A separate archival phase encompassed a review of primary and secondary sources held at various repositories, including the Fray Angélico Chávez Library, Palace of Governors Photo Library, State Library-Southwest Room and the State Archives and Records Center, all located in Santa Fe. In addition, archived newspaper and online sources were searched. The historian was also given access to an incomplete set of drawings covering most of the surveyed buildings.

IV. Field Methods

John W. Murphey, Architectural Historian, conducted a site survey on January 18, 2018. This consisted of a preliminary inventory of all standing structures on the parcel. A follow-up recordation was conducted by Sharon Joyce on February 23, 2018.

As per Santa Fe Historic Preservation Division policy, each resource was recorded with photographs documenting the principal elevations. The surveyors identified character-defining details and noted any perceived exterior alterations. The survey recorded 27 buildings on 26 Historic Cultural Properties Inventory forms. The forms are attached to this report.

V. Historical Overview

Plaza Del Monte was conceived in the late 1950s as a communal living center for retired Presbyterian pastors, missionaries, and other church officials. The Board of Pensions of the United Presbyterian Church considered this use for their Santa Fe property north of the Plaza, after the Allison-James School closed in 1958.

Established in 1880 by the Board of Domestic Missions, the school taught Spanish-American children at the junior and senior levels of high school.[1] The campus originally spread over 18 acres and included six major buildings, many designed in the Mission Revival style.



Figure 2: The Margaret Olivia Sage Hall, demolished in 1960 to construct Plaza del Monte. Source: Atkins, 1983.

With the closure of the school, the Board of Pensions began to plan for a large retirement community to join similar centers in Cooperstown, New York, Philadelphia and Kansas City. New Mexico's climate, the church's history in the state, and the fact they already owned the land motivated the Board to build the next community in Santa Fe.

In 1959, the Board selected the Santa Fe architectural firm of Kenneth S. Clark and Philippe Register Architects to create a plan for the as-of-yet-unnamed community.

[1] The school's history dates back to 1866, to the first Presbyterian Mission in Santa Fe. The school originally instructed Native American, Anglo and African American girls at the primary through high school levels. In 1934, it became a co-educational junior high school. (Work Progress Administration, "History of the Allison-James School.")

Kenneth Clark (1909-1990), an Oklahoma-born architect and Philippe de Montauzan Register (1921-2006), a younger, Yale-trained architect of French lineage, formed a partnership in 1956. Prior to the retirement center, the pair had worked on large military projects at Sandia Base and White Sands Missile Range, and locally designed the Santa Fe County Health Building (1958) and a gymnasium for the New Mexico School for the Deaf (1960), among other commissions.

The architects divided the former Allison-James School campus into two parts. The site of the older buildings, termed the "South Area" would be developed first with a congregate building. The lesser built area above the old campus ("North Area"), would be developed later with individual retirement residences.

Casa Grande

Clark and Register initially put their focus on designing the Congregate Home on a parcel fronting then Federal Way and Taos Highway. The building, later dubbed "Casa Grande" was a sprawling combined administrative and community living complex. Church staff and the architects reportedly studied congregate communities in the Netherlands to develop the design.[2] Congregate centers, an arrangement where elderly residents lived communally and were encouraged to participate in shared activities, emerged as a planning trend for retirement facilities in the United States in the 1950s.[3]

Work began on the communal center on August 1960, after the City of Santa Fe issued a $99,000 permit for the larger project.[4] In preparation, four earlier school buildings were demolished. These encompassed a hall, dormitories and a gymnasium.

Constructed in 1960-61, the Congregate Home had a layout similar to the "finger plan" used for elementary schools of the period. The plan included a long north-south oriented mass, to which were attached at right angles separate wings or "fingers" connected to each other by short corridors. The plan allowed for additional wings to be added, and a fourth was constructed in the 1970s.

The combined building included separate areas for administrative offices, a reception room, a large commercial kitchen and dining room, a lounge, a beauty parlor, and a dormitory that could house up to 40 residents.[5]

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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]

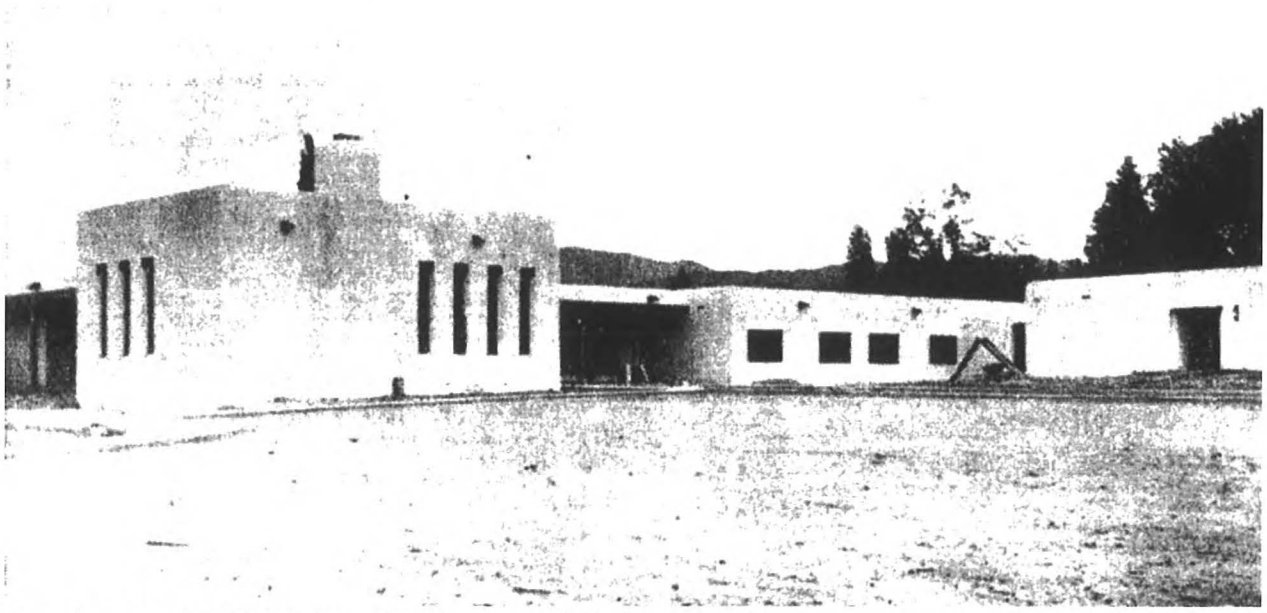

Figure 3: Casa Grande under construction, showing original south façade, May 1961. Courtesy *San Fe New Mexican*.

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.

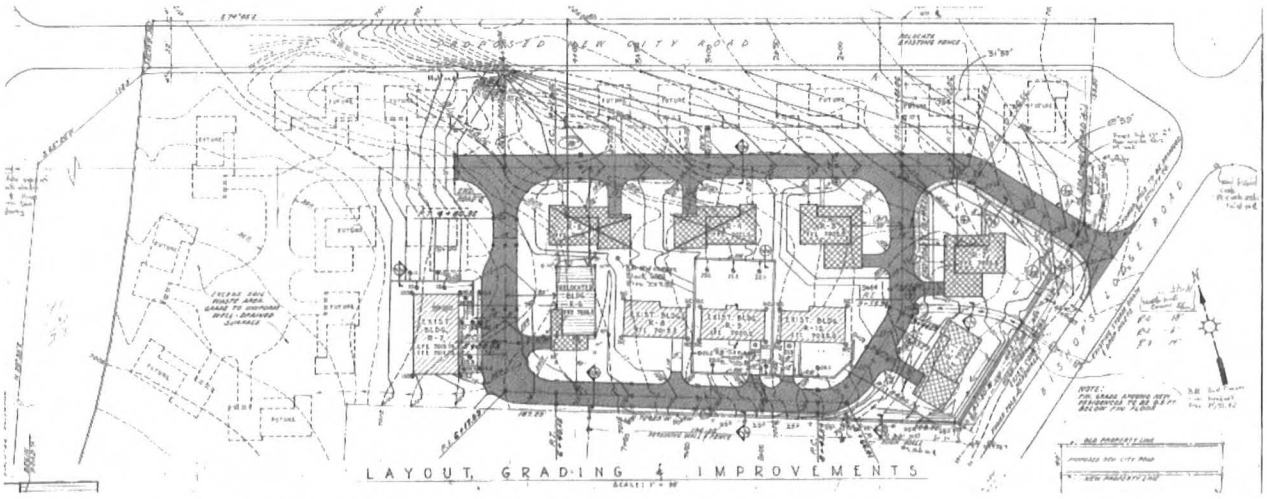

Figure 5: Portion of layout and grading plan showing cottages to be constructed, June 1960.

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).

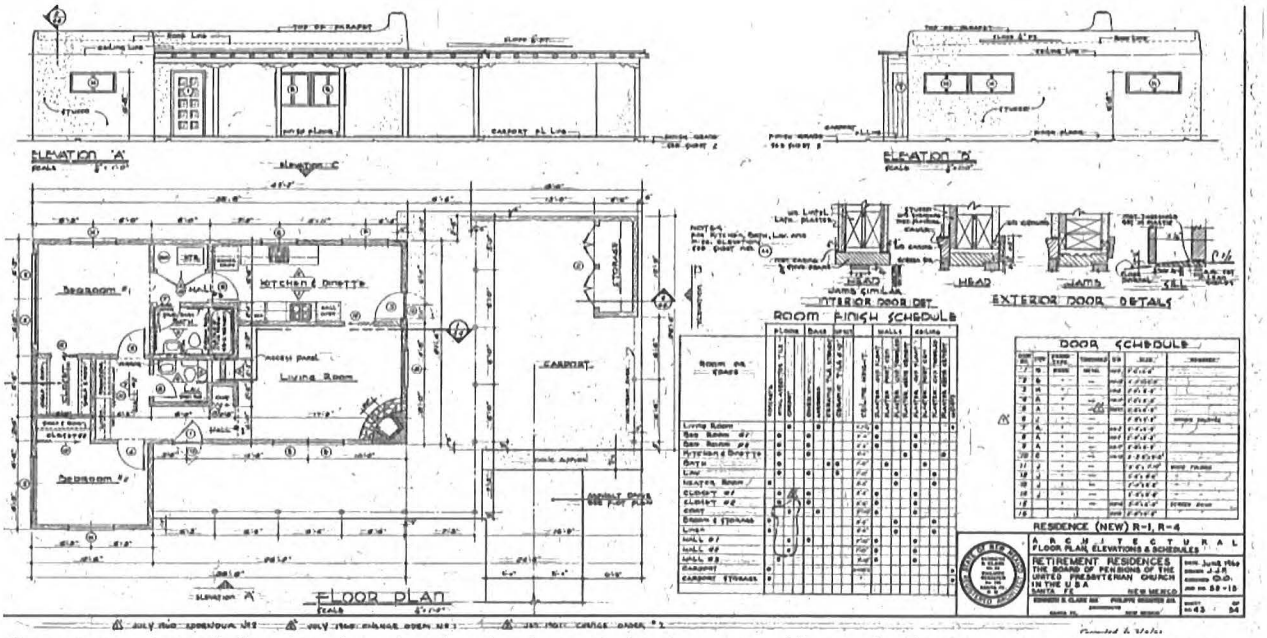

Figure 6: June 1960 Clark and Register drawing showing typical retirement residence. The drawing corresponds with 104 Camino Matias.

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.

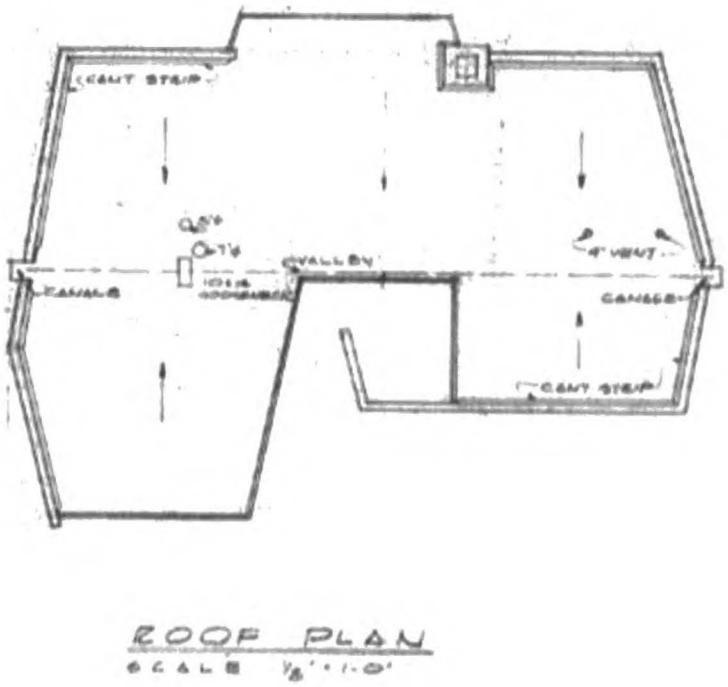

Figure 9: Roof plan for 109 Camino Santiago, 1963.

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
1 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, Merrrill 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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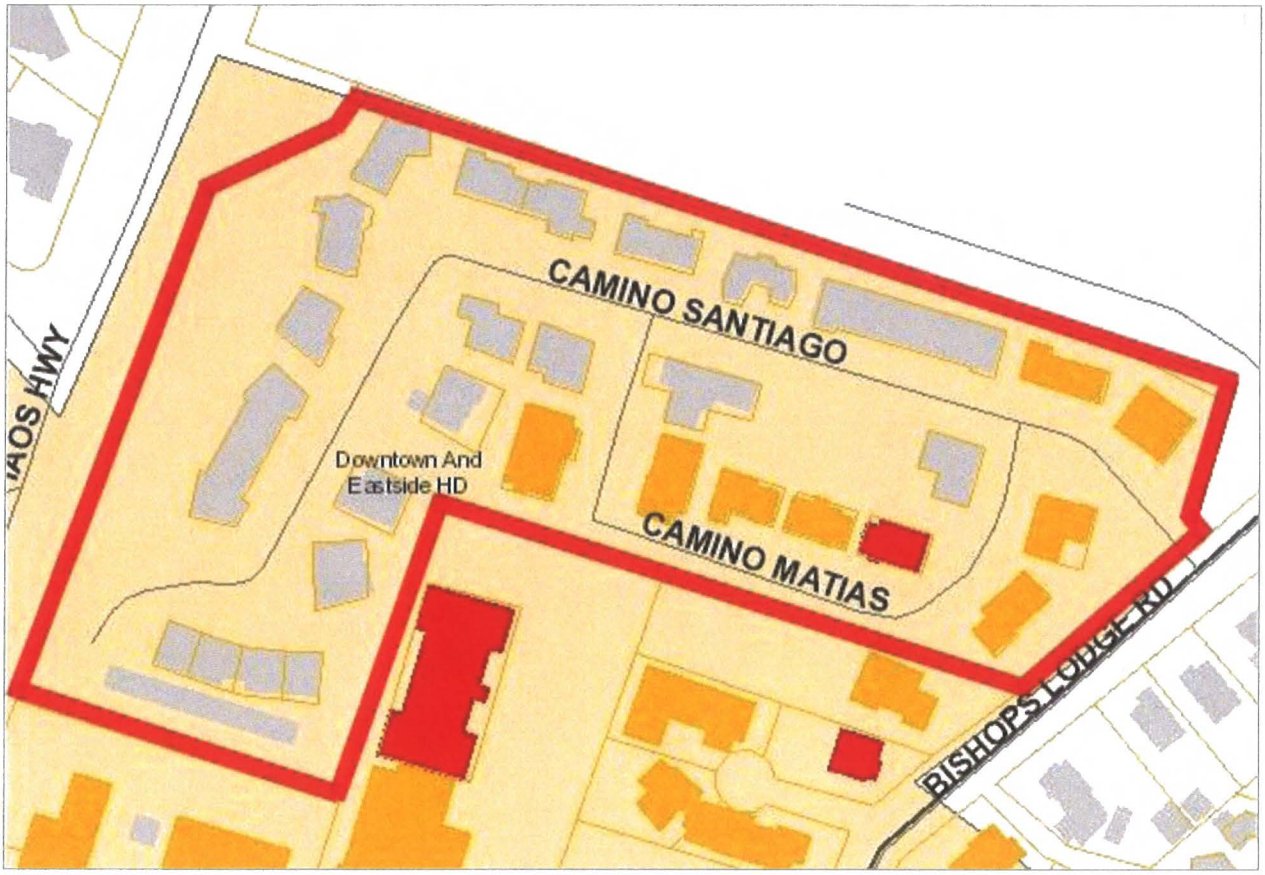
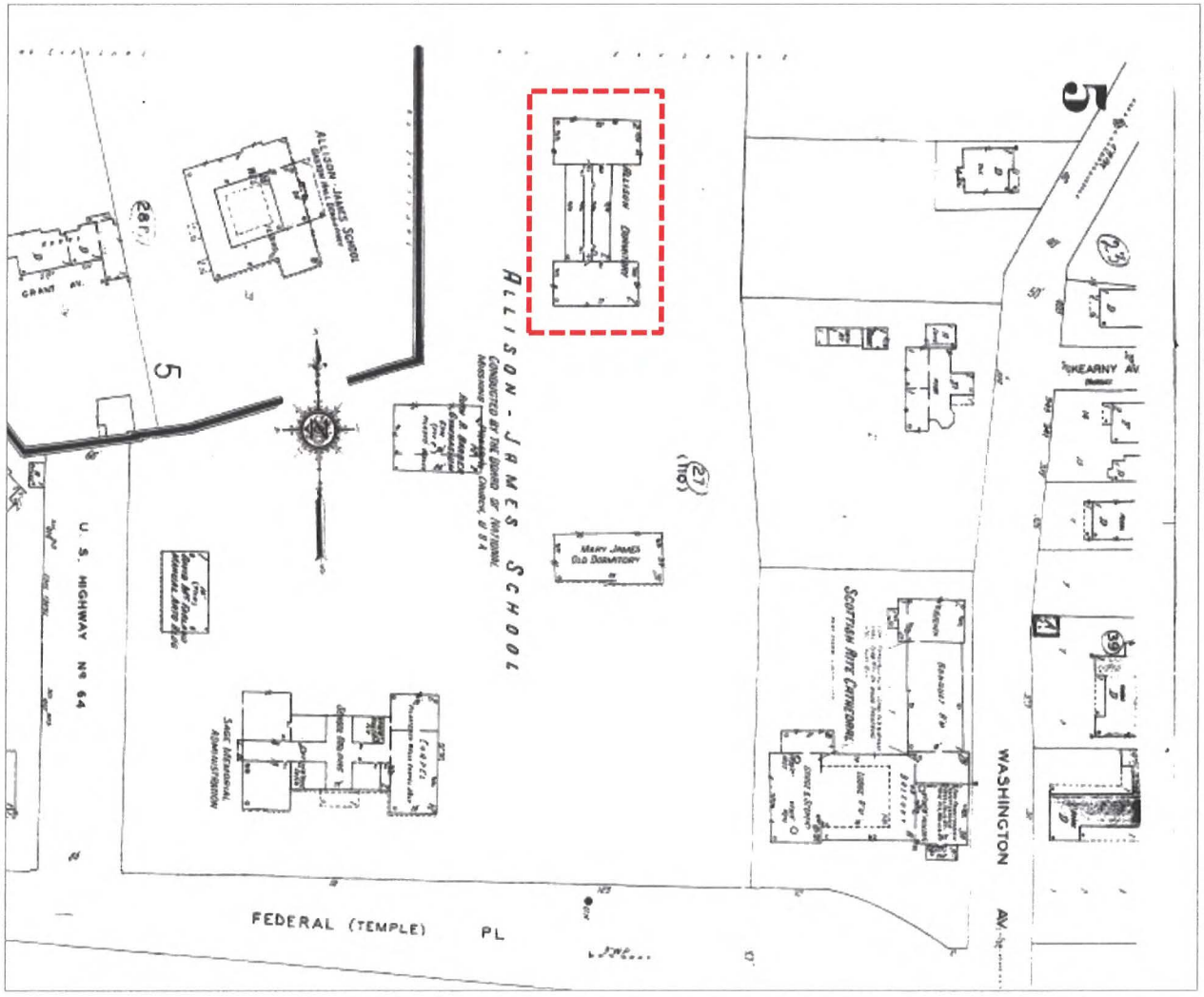
X. Maps and Aerial Photographs



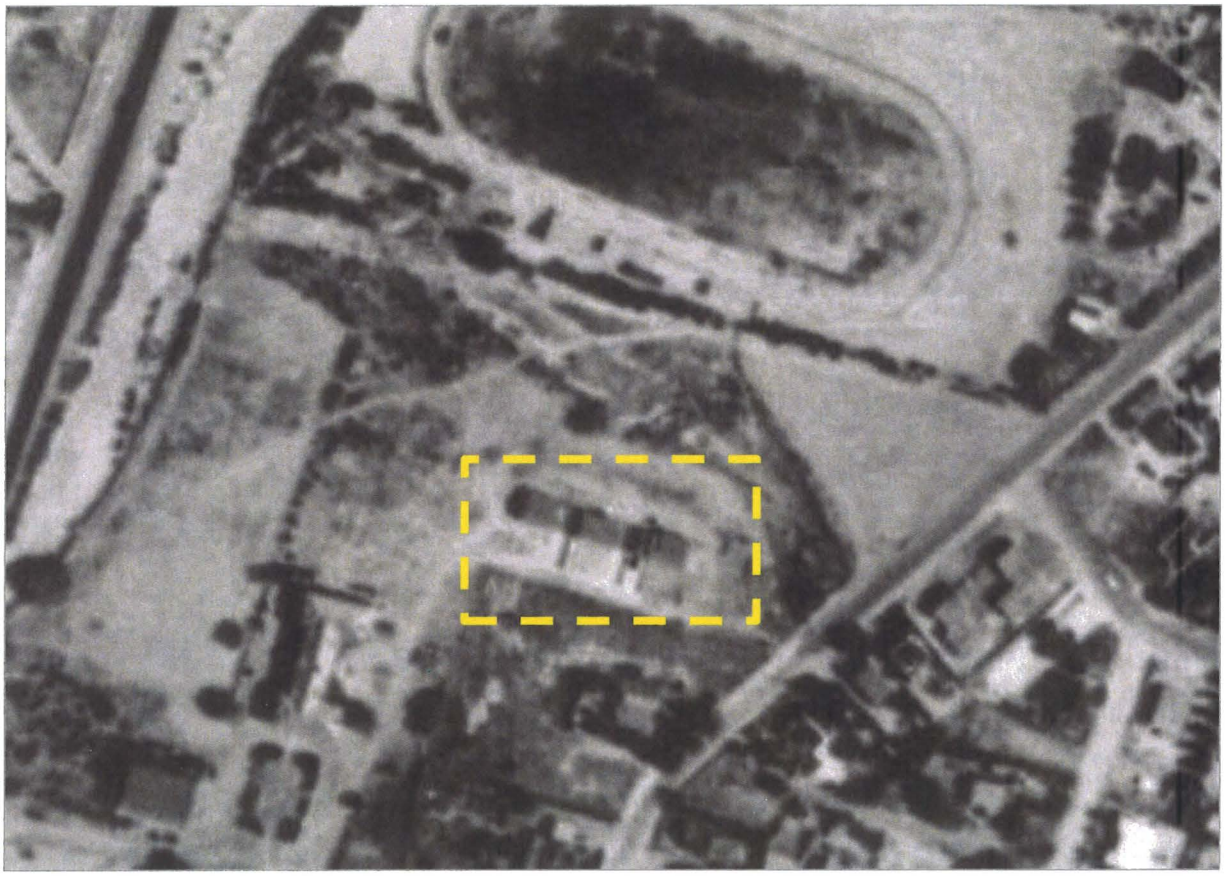
Map 1: Currrent Historic Status Designations.
Source: City of Santa Fe GIS, Historic Districts Overlay.



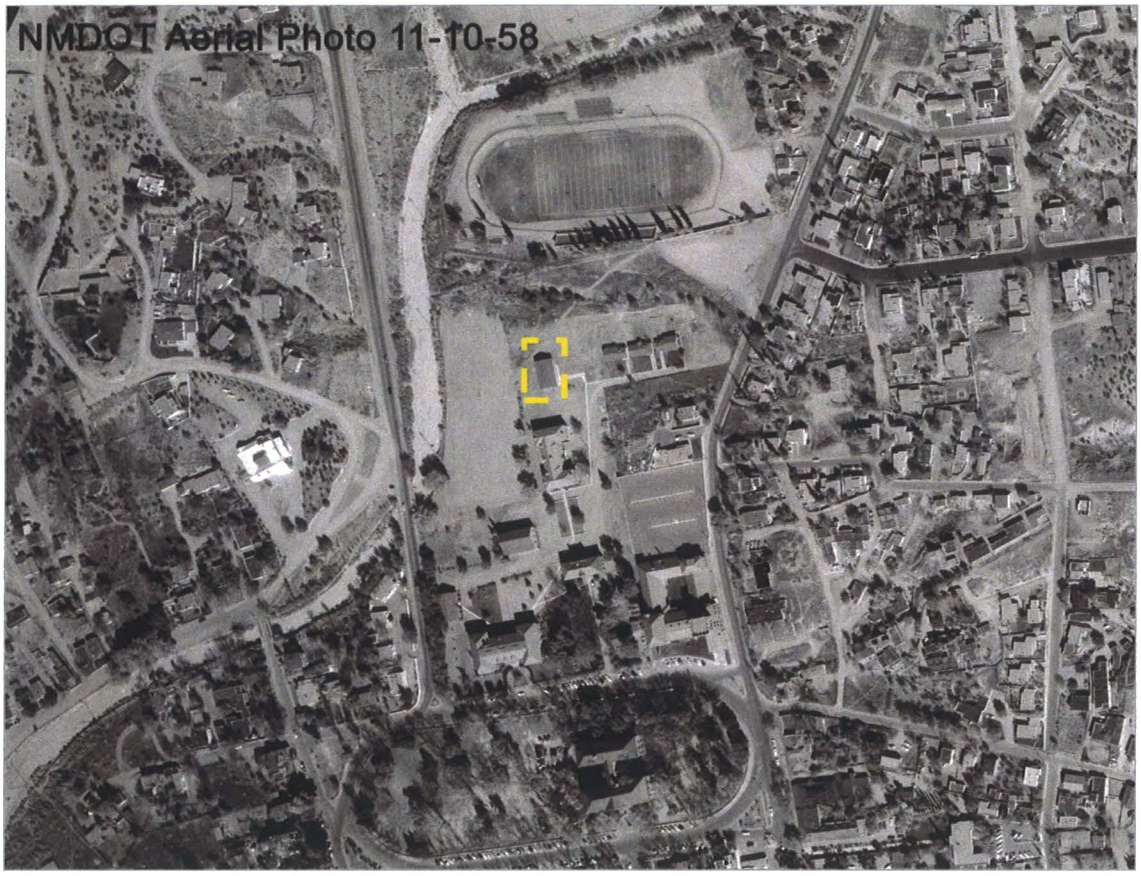
Map 2: Recommended Status made by consultant.
Source: City of Santa Fe GIS, Historic Districts Overlay.



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
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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-Jomes Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
107 R-9	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the Southwest, 1983), 25; aerial photographs
109 R-8	1950	Unknown	Unknown; remodeled 1962	**1950**	Carolyn Atkins, *The Allison-James Picture Book, 1866-1959*, (Albuquerque: Menaul Historical Library of the

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
					Southwest, 1983), 25; aerial photographs
111 R-6	Pre-1960, moved to site	Unknown	Unknown; remodeled 1962	Pre-1960, moved to site	Aerial photographs
116/120 R-7	Pre-1957, with c.1984 additions	Unknown; Philippe Register and Associates 1984	110: Unknown; renovated 1967; remodeled 1986 120: remodeled/ Renovated 1962	Pre-1957, with c.1984 additions	Drawings and aerial photographs

Key:

**The year the consultant originally estimated, as presented in March 28, 2018,* Plaza del Monte, Santa Fe, Historic Resources Evaluation *report.*

*** Taken from "As of 1988" table of appraiser's estimate of construction dates. The table was referenced in sworn testimony during the April 24, 2018, Historic Districts Review Board hearing. The Board did not see the table nor was it introduced in the record. The consultant took an iPhone image of the table at the hearing (Figure 3).*

**** The consultant's original and/or revised estimate based on best sources available, including dated aerial photographs, dated architectural drawings and dated city directory entries, and previously publicly unavailable February 28, 1968 and February 27, 1969 aerial photographs, NMDOT provided to consultant on April 30, 2018.*

Figures and Aerial Photographs

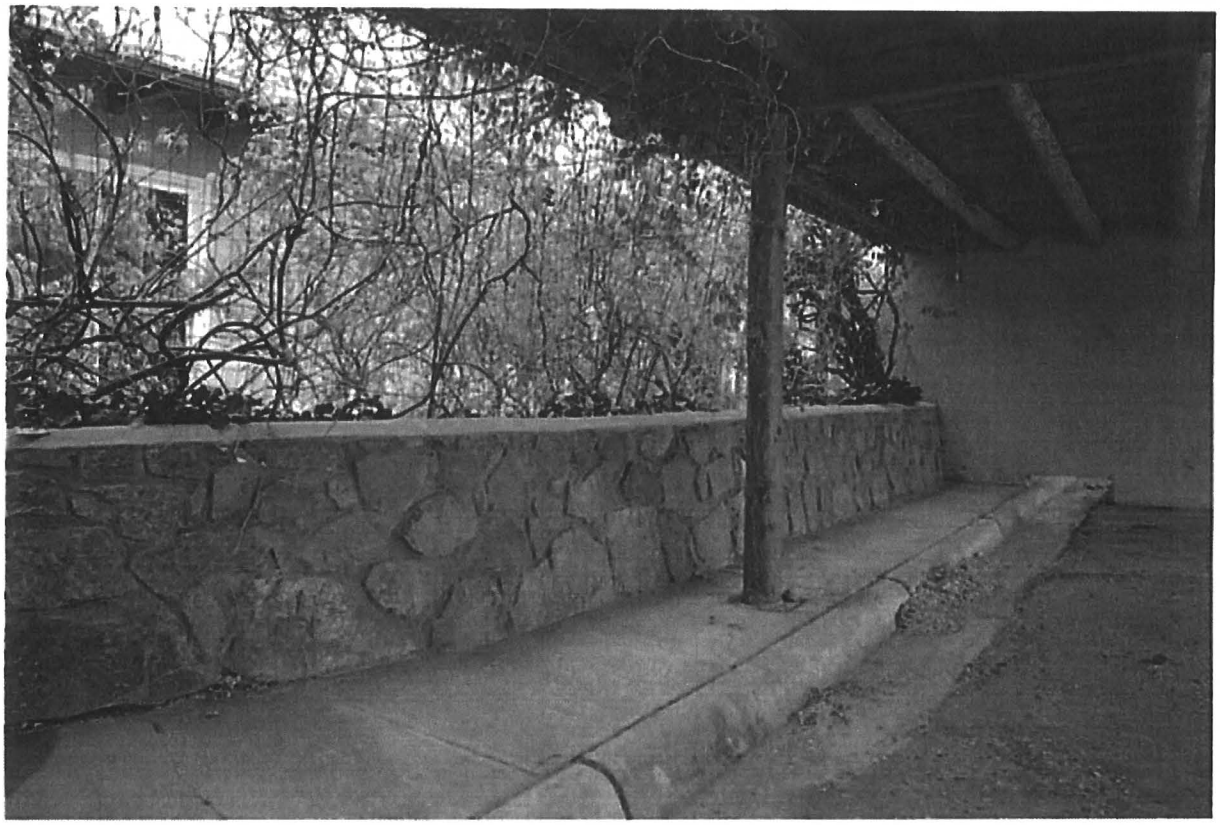


Figure 1: 126 A Camino Santiago, Garage/Carport Structure, retaining wall, May 3, 2018.



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

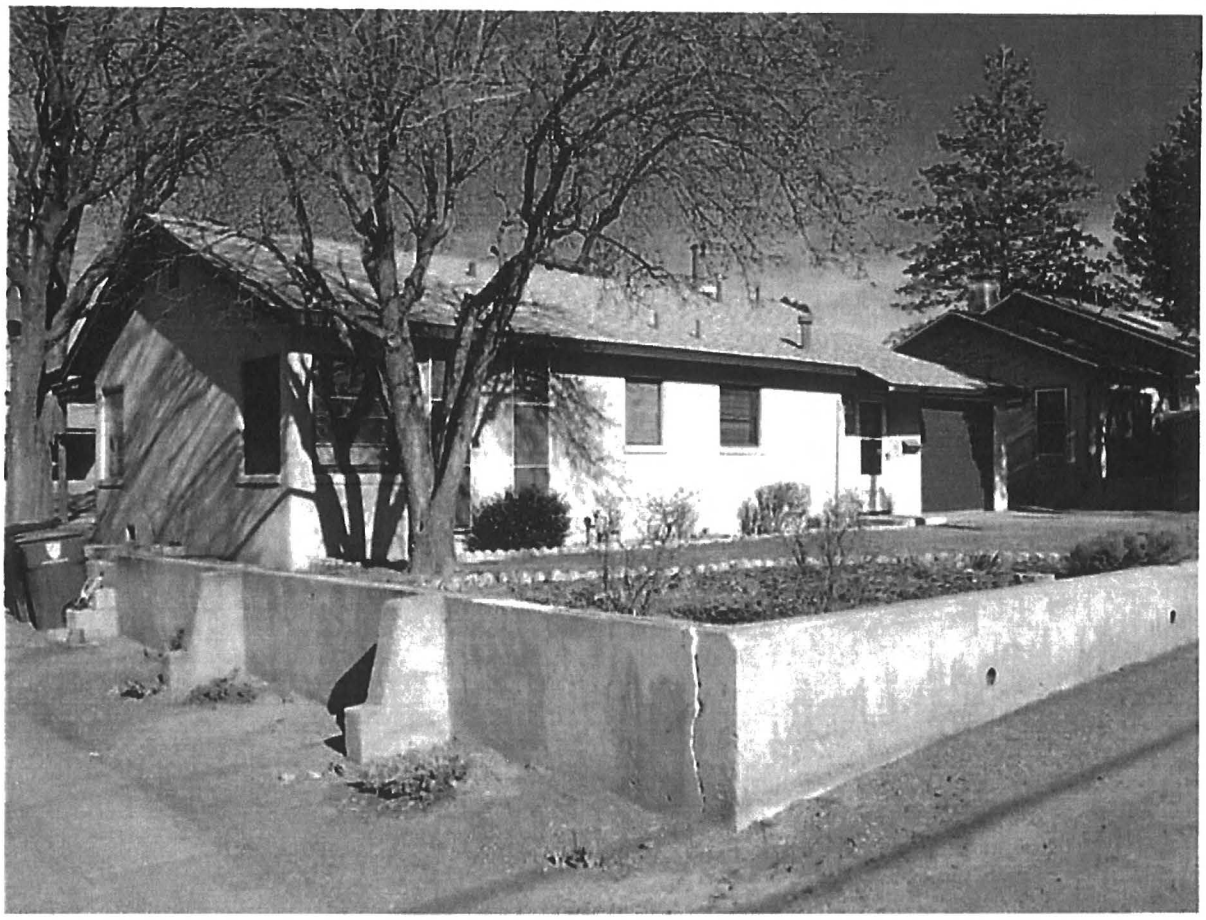


Figure 3: c.1950 concrete retaining in front of 107 Camino Matias. January 18, 2018.

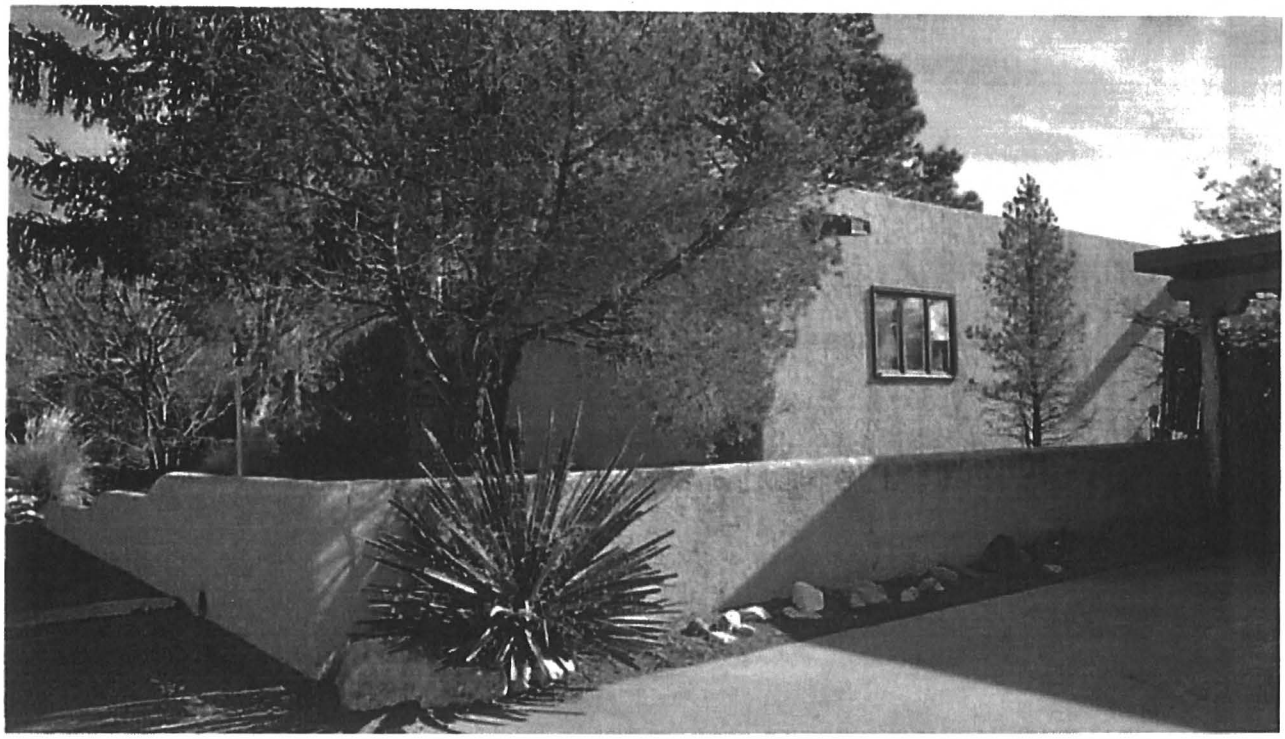
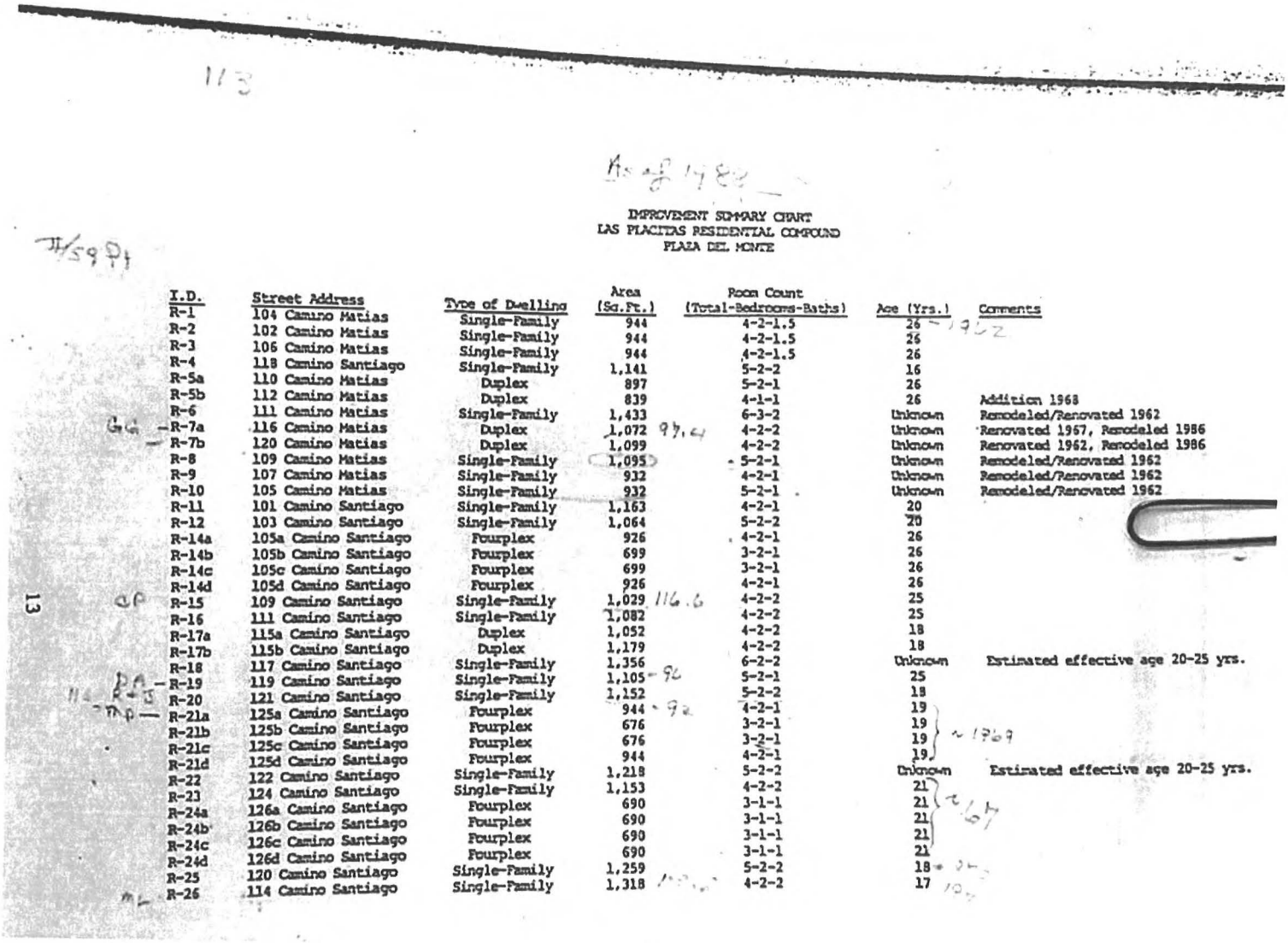


Figure 4: Stucco-on-block property wall between 114 and 118 Camino Santiago, January 18, 2018.



IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

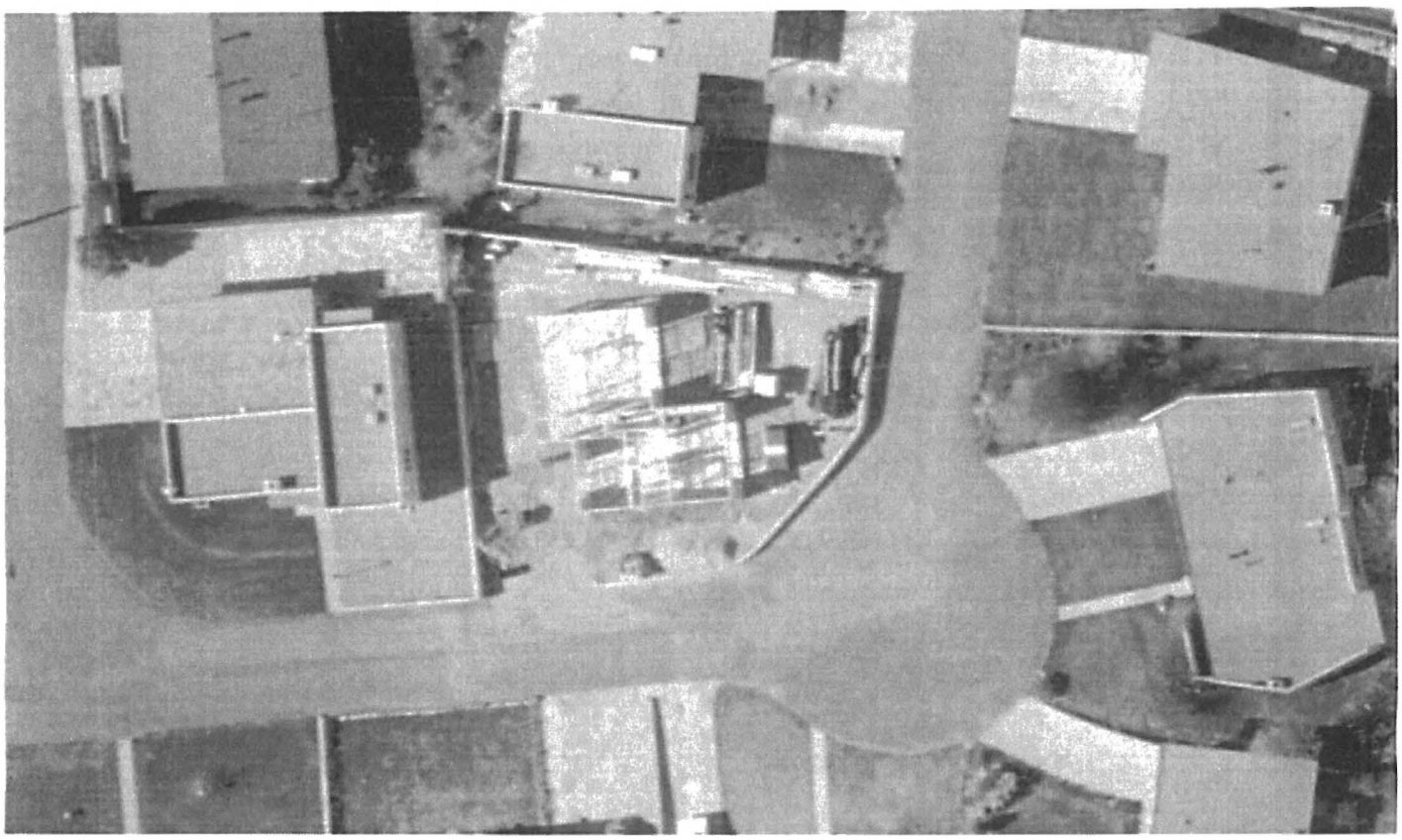
Figure 5: iPhone image of c.1988 Plaza del Monte appraiser report referenced at April 24, 2018 hearing.



Aerial 1: Portion of February 28, 1968 aerial photograph. Source: NMDOT – 02_28_68_0021.



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



Aerial 3: Portion of May 11, 1973 aerial photograph showing 118 Camino Santiago under construction. Source: NMDOT- 05-11-73_0053.

PLAZA DEL MONTE

Santa Fe, New Mexico
Historic Resources Evaluation

Second Amendment to March 28, 2018 Report

May 17, 2018

Client: Wayne S. Lloyd, A.I.A.
Lloyd and Associates, Architects
100 N Guadalupe Street, # 201
Santa Fe, NM 87501

Consultant: John W. Murphey
Architectural Historian
2833 Plaza Verde
Santa Fe, NM 87507

Introduction

This second amendment addresses issues the Historic Districts Review Board brought up at the April 24, 2018 hearing, information requested by the City of Santa Fe Historic Preservation Division after that hearing, and additional comments made by the Board at the follow-up May 17, 2018 hearing.

Retaining Walls: 124 and 126 A Camino Santiago

David Rasch, the case manager for the project, communicated to the applicant after the April 24 hearing that the retaining walls of the two units granted demolition by the Board required documentation.

On May 3, 2018, the consultant recorded the retaining walls at 124 and 126 A Camino Santiago (the combined garage/carport structure), associated with the two units granted demolition.

Both units include low concrete-and-stone walls which work as retaining walls and/or transitions between building pads.

The wall for 126 A retains the dirt between the apartment building (126) and the parking stalls. It is constructed of non-reinforced concrete, mixed with heavy stones most likely taken from the adjacent arroyo (Figure 1).

The wall is erected over a concrete walkway and stands approximately 32" above the sidewalk and 14" above the contained earth. The 10"-thick structure presents an angled face similar to a dam. It is topped with rounded concrete coping. The wall runs the length of the parking structure before tapering to the ground on the west and rising above grade to the east as a pathway entry.

A wall of similar composition but of lesser height edges the south and east exposures of the back yard of 124 Camino Santiago (Figure 2). It begins at 9½" above grade at the patio, and continues in a northerly direction, ranging between 18" to 26" above inside grade. Near the northeast tangent, it connects with another wall erected with the construction of 122 Camino Santiago.

Based on aerial photographs, neither the 124 nor 126 A retaining walls predate the construction of their associated units. And while this fact is inconclusive, neither wall is visible on the February 28, 1968 aerial photograph (Aerial 2). The retaining walls are apparent on a

February 27, 1969 photograph, indicating the completion of the units and their landscaping (Aerial 3).

Given their low architectural value, and assumed c.1968+ construction date, neither is recommended for Contributing Structure status to the Downtown and Eastside Historic District.

Additional Walls

As stated in the Historic Resources Evaluation, the Plaza del Monte landscape includes a number of retaining walls. The retaining walls, constructed of formed concrete or concrete and stone, were built over several phases, dating generally between 1950 and 1973. The walls were constructed to retain earth or to separate building pads (Figure 3). Very few of them rise above grade. A few lots have above-ground property line walls. These are made of stucco-clad concrete masonry units (Figure 4). From aerial photographs, both retaining and property line walls appear to post-date the construction of their associated units.

Given their recent date of construction and utilitarian quality, the retaining and property walls are not recommended for individual or collective Contributing Structure status to the Downtown and Eastside Historic District.

Aerial Imagery

To address the Board's concern over the lack of c.1968-69 aerial imagery for the west side of Plaza del Monte, the consultant approached the NMDOT seeking additional photographs after the April 24 hearing.

The head of aerial photography, Alane Wainwright, confirmed in an April 30 email to the consultant that the February 27, 1969 aerial (1969_02_27_4072) presented in the Historic Resources Evaluation represented the end of the flight line. The email supported her January 17, 2018 communication, which asserted that the image was all that the NMDOT could offer. Wainwright explained in that email that the image didn't "get the entire area."[1]

However, given the importance of the case, Wainwright performed an additional due-diligence search and found three 1968-69 era photographs that are not available to the public.[2] These

[1] Alane Wainwright, email communication to John Murphey, January 17, 2018. See chain of communication in Appendix A.
[2] Ibid., April 30, 2018.

include two secondary images from the February 27, 1969 flight and one from February 28, 1968. Wainwright additionally provided several photographs from May 1973.

Both the 1968 and 1969 aerials show the southwest quadrant of Plaza del Monte to be populated with only two structures: 124 and 126 Camino Santiago (Aerials 2 & 3).

The newly revealed aerial photographs present a strong case that only a handful of units were fully completed by February 28, 1968. The 1973 image shows most of the units finished, and 118 Camino Santiago still in the framing stage (Aerial 4).

At the follow-up May 15, 2018 hearing, member Powell expressed suspicion over the fact that additional aerial photographs had surfaced after the initial hearing. The consultant includes with this amendment the entire email communication with NMDOT's Alane Wainwright. The communications on January 16, January 17, April 26, April 30 and May 1 are specific to this subject (Appendix A).

Construction Dates

At the April 24, 2018 hearing, a few members of the Board expressed apprehension about the report's assigned construction dates. The dates were premised on the consultant's methodology which used various sources (primarily aerial photographs, city directory entries, and architectural drawings), to arrive at a relative — though most often accurate — "circa" date of construction.

Sowing confusion was mention of a 1988 appraiser's estimate of dates introduced during sworn testimony. This information was neither viewed by the Board nor officially introduced into the record.

Given the Board's questioning, the consultant reviewed the sources again, examined the 1988 appraiser's estimates, and evaluated the additional aerial photographs recently made available. This analysis is presented in Table 1.

At the follow-up hearing, member Powell continued to question the dates of construction provided by the consultant, pointing to differing years he found on the Santa Fe County Assessor's parcel map website, from his cellphone during the hearing. The consultant had already discarded the county's dates as being mostly inaccurate, as noted in the Table of Surveyed Resources in the March 28 report. But given Powell's insistence, the consultant reviewed the assessor's dates again on May 17, and identifies the errors in the county's

estimates in Table 2. In general, the county's dates do not comport with evidence found on aerial photographs.

At conclusion of both exercises, the consultant believes that the Historic Resources Evaluation's assigned dates of construction are mainly accurate. The consultant, however, because of timing issues, did not get to review additional material that may have surfaced at the Santa Fe Presbyterian church library or the Menaul facility.

Table 1: Year of Construction

Address	Year Built*	Date of Drawings	1988 Appraiser's Estimate**	Consultant's Original and/or Revised Estimate ***	Source and Justification
CAMINO SANTIAGO					
101	c.1967-68	Unknown	1968	**c.1967-68**	Aerial photographs and first city directory
102 R-2	c.1965	Kenneth S. Clark & Philippe Register, assumed	1962 *Appraiser assigns address to Camino Matias*	**Before 1966**	May 2, 1966 aerial photograph and first city directory entry
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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

ddress	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

ddress	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

ddress	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
05 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.



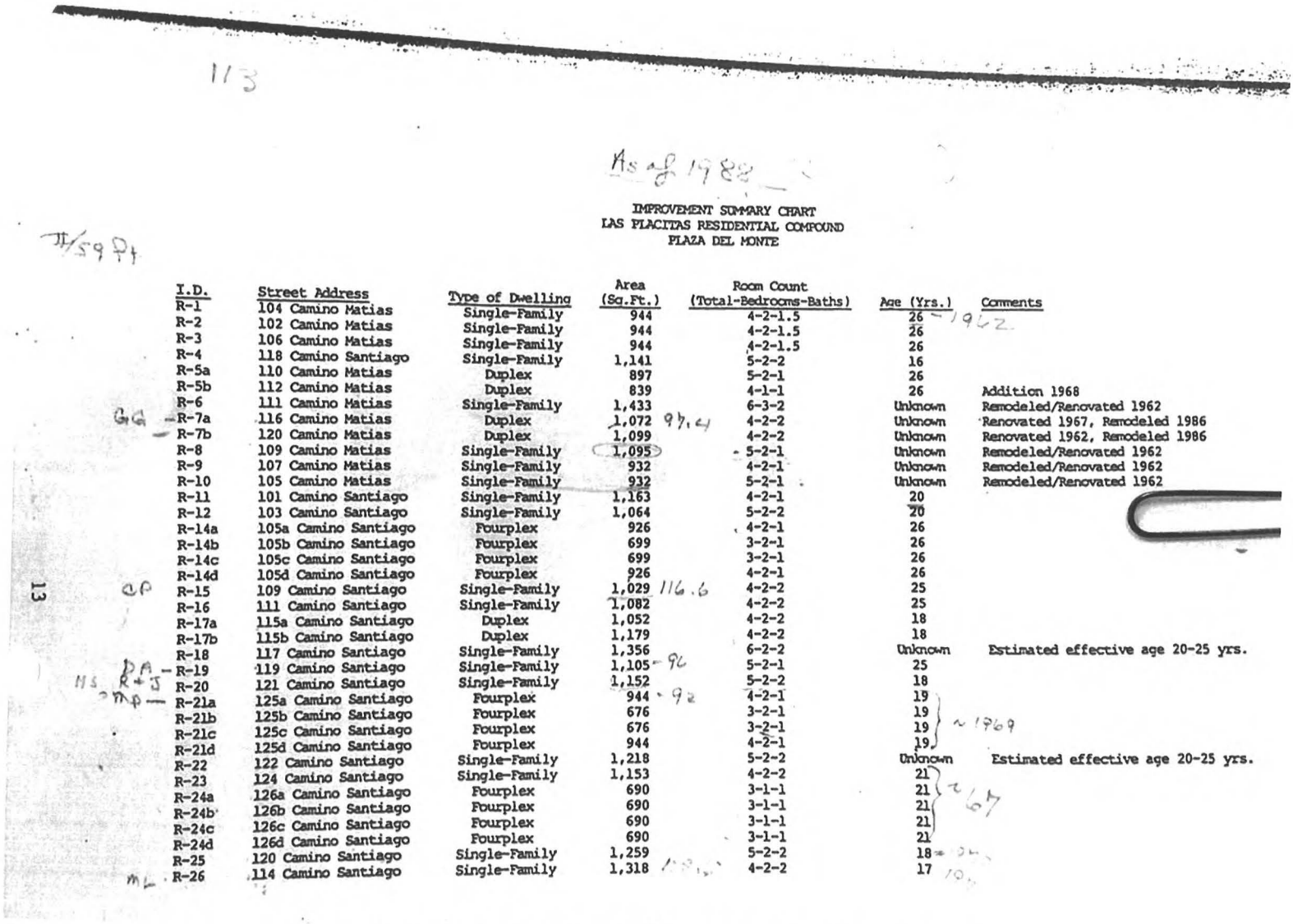
Figure 2: 124 Camino Santiago, rear retaining wall, May 3, 2018.



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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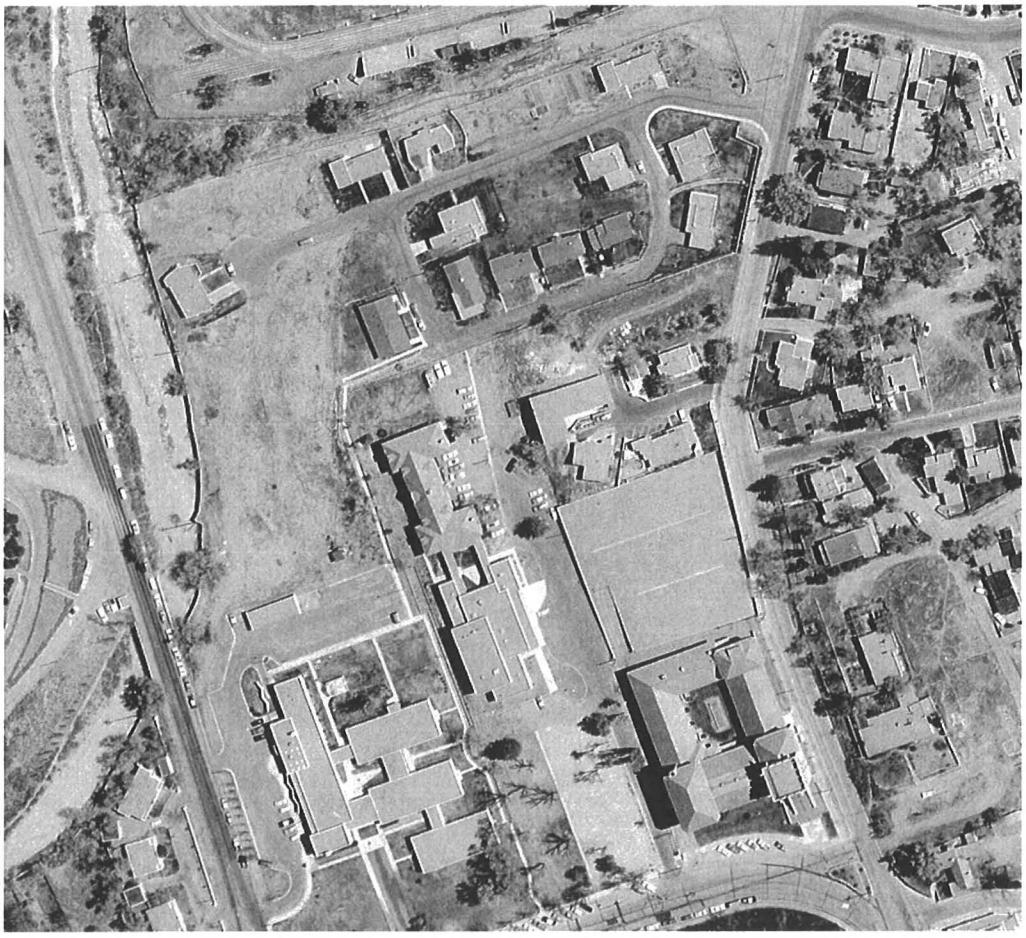
I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	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.

Appendix A: Complete Email Communications between John Murphey and Alane Wainwright, January 16 to May 4, 2018.

(see attached)

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	101 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

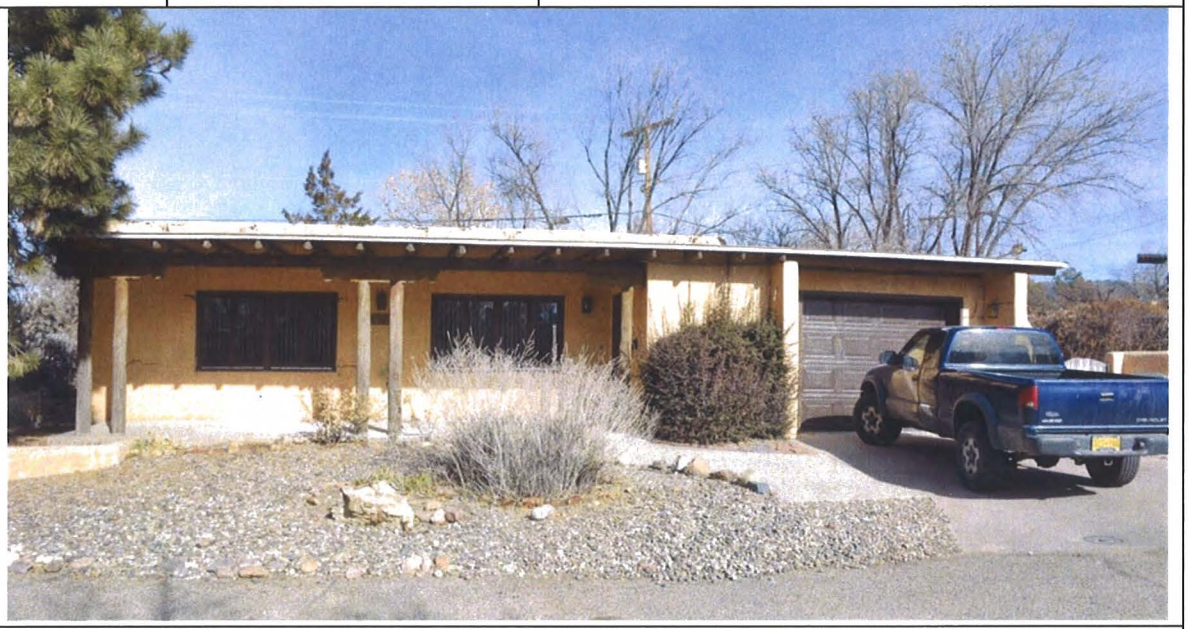
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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:
35.693490, -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

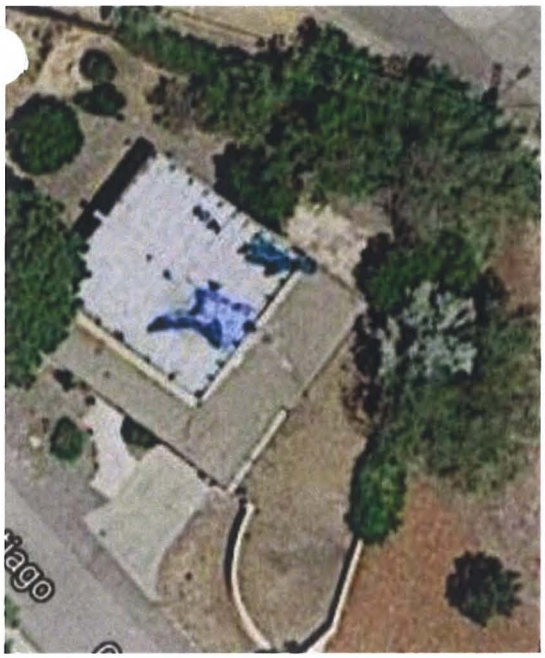
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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?

). 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***	
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

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: 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**

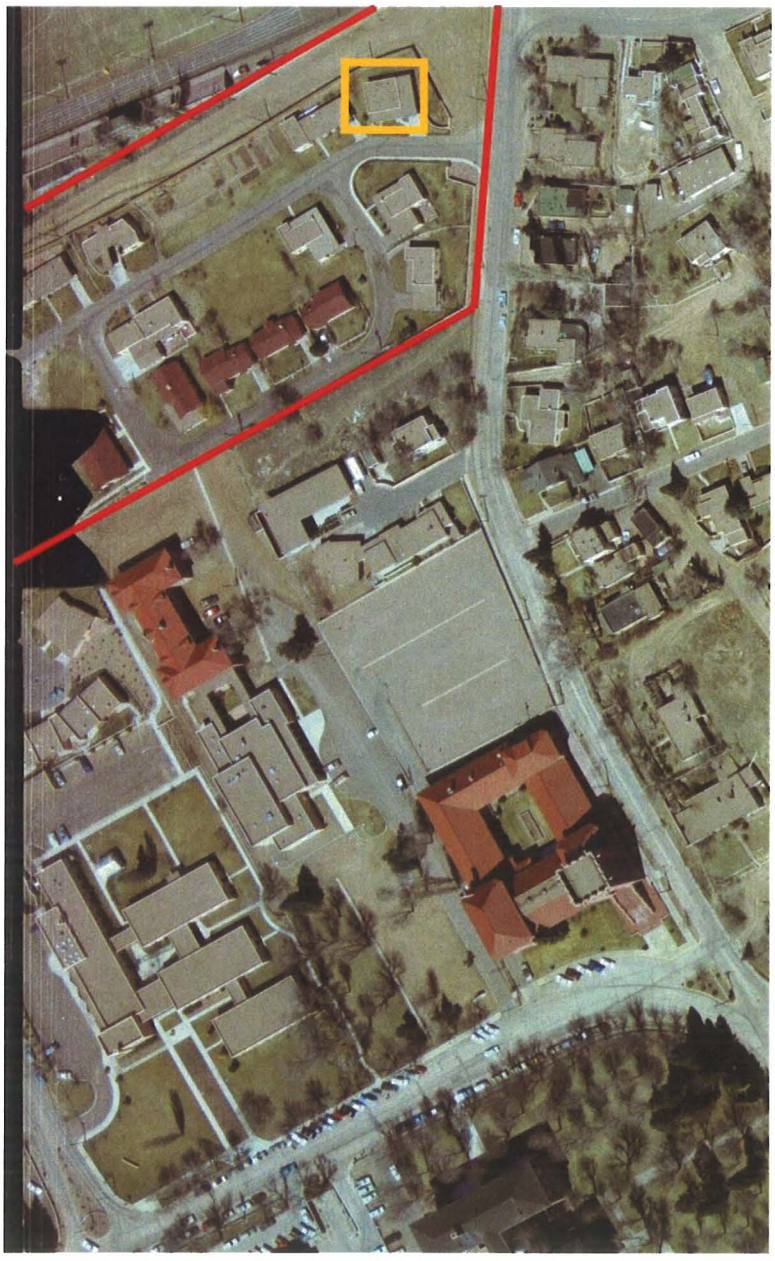


Figure 2: February 27, 1969 aerial photograph
Building present.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*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

Survey Photographs

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

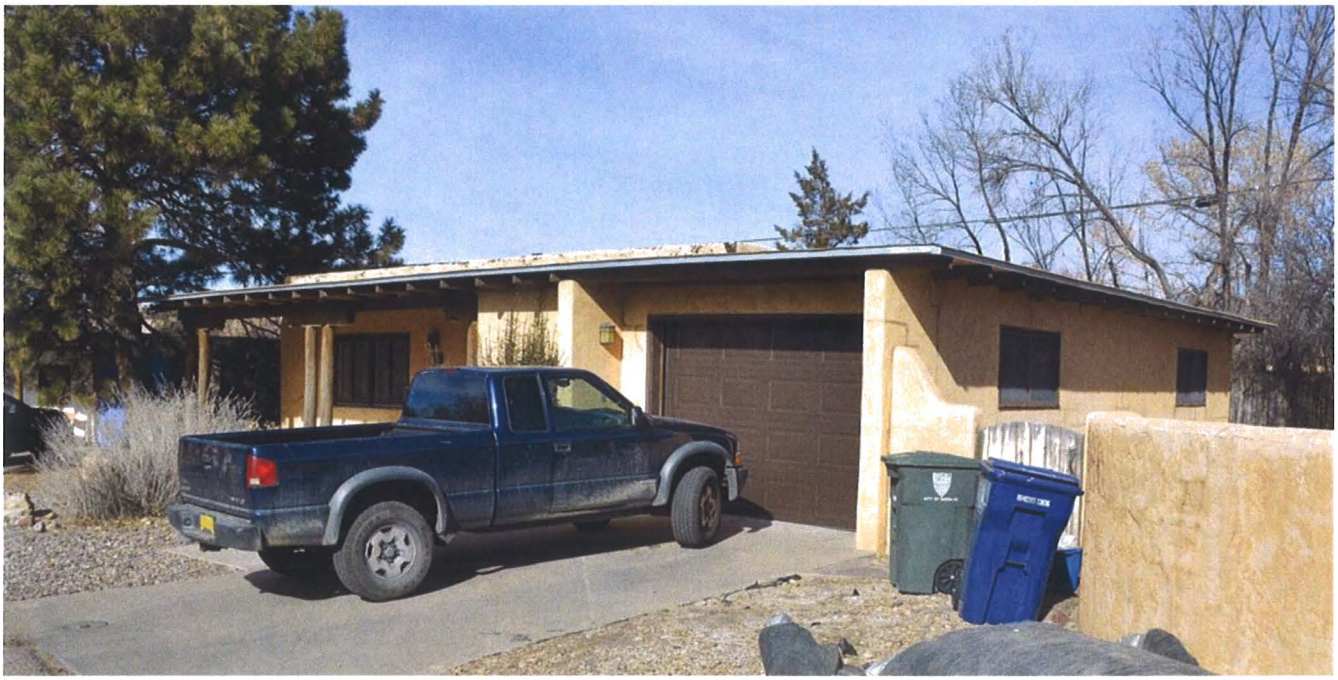


Photo 1: Street elevation and north elevations, facing northwest.

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**

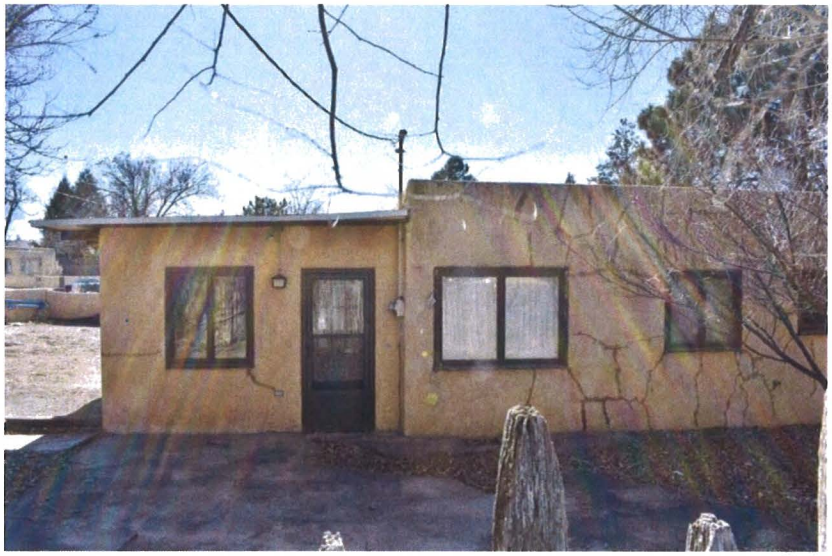


Photo 2: Street and west elevations, facing northeast.

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



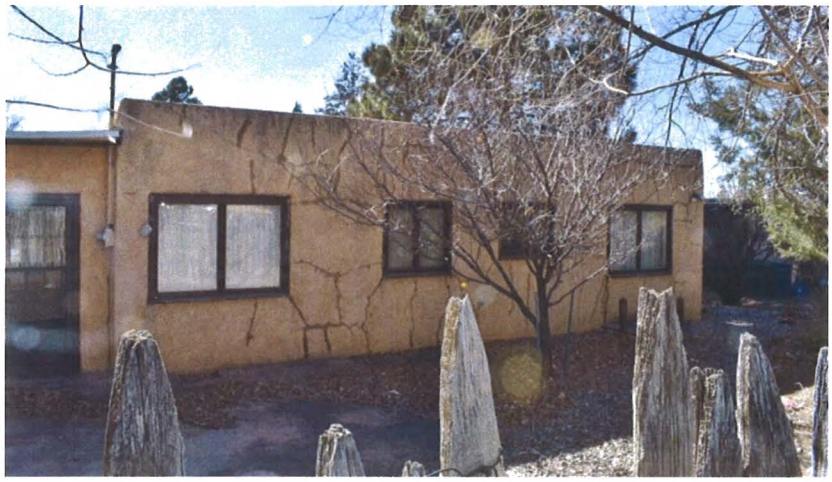


Photo 3: North elevation, facing south and southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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 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

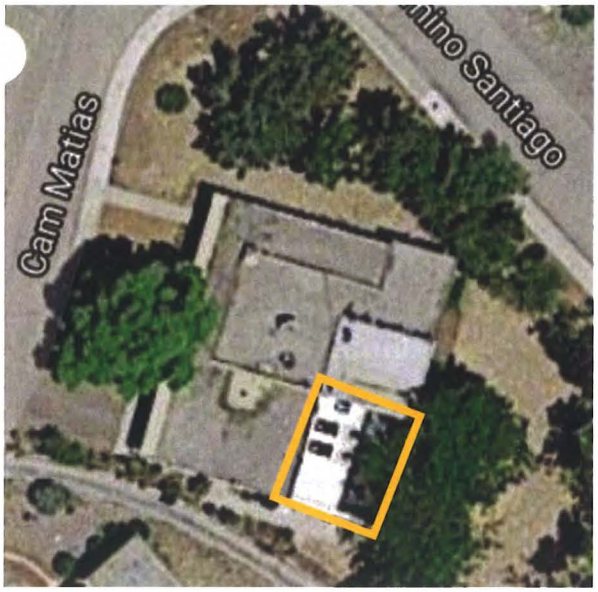
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: 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

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* 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

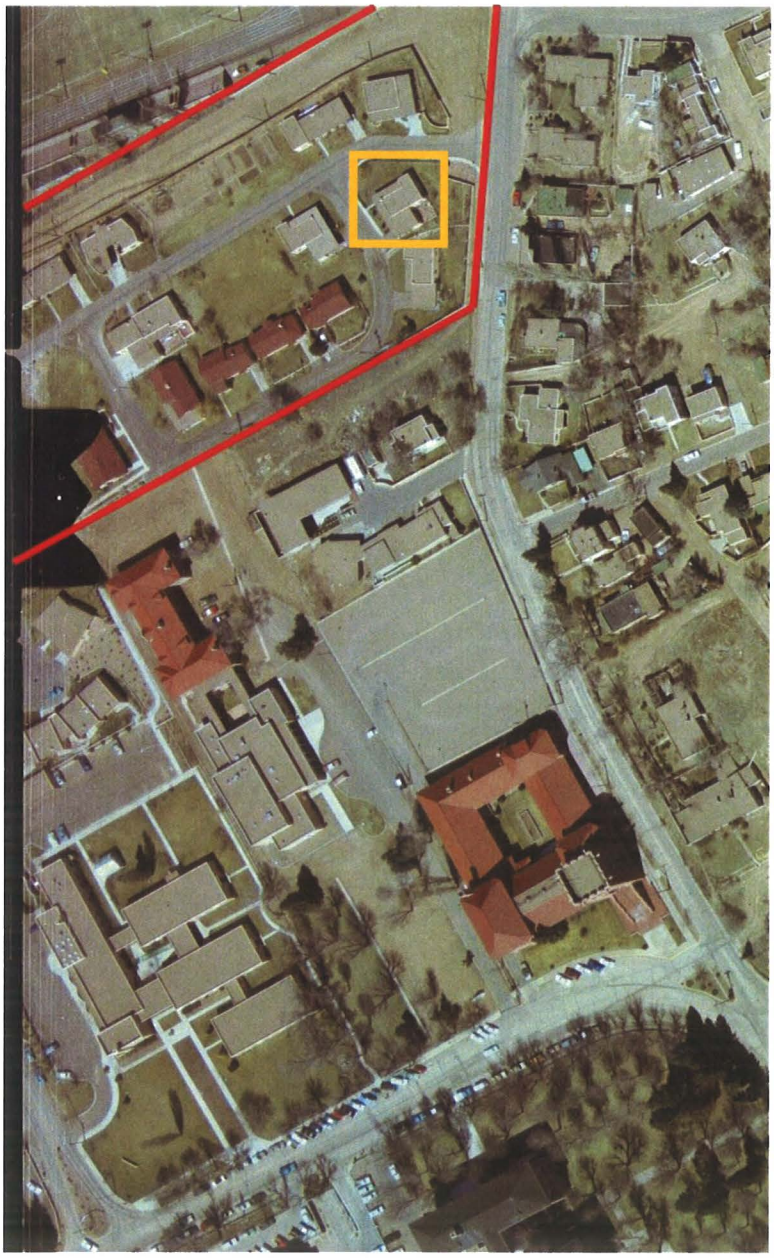


Figure 2: February 27, 1969 aerial photograph
Building present, pre-addition.
Courtesy NMDOT.

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: 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**



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:
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 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

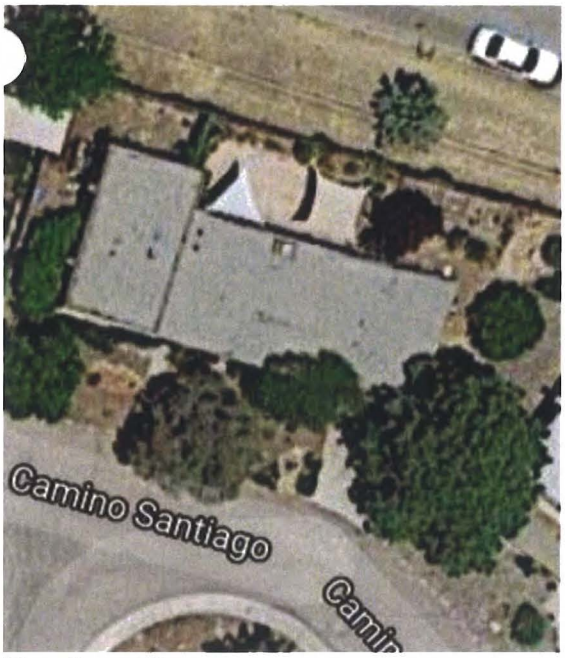
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

. 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 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: 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

Illustrations

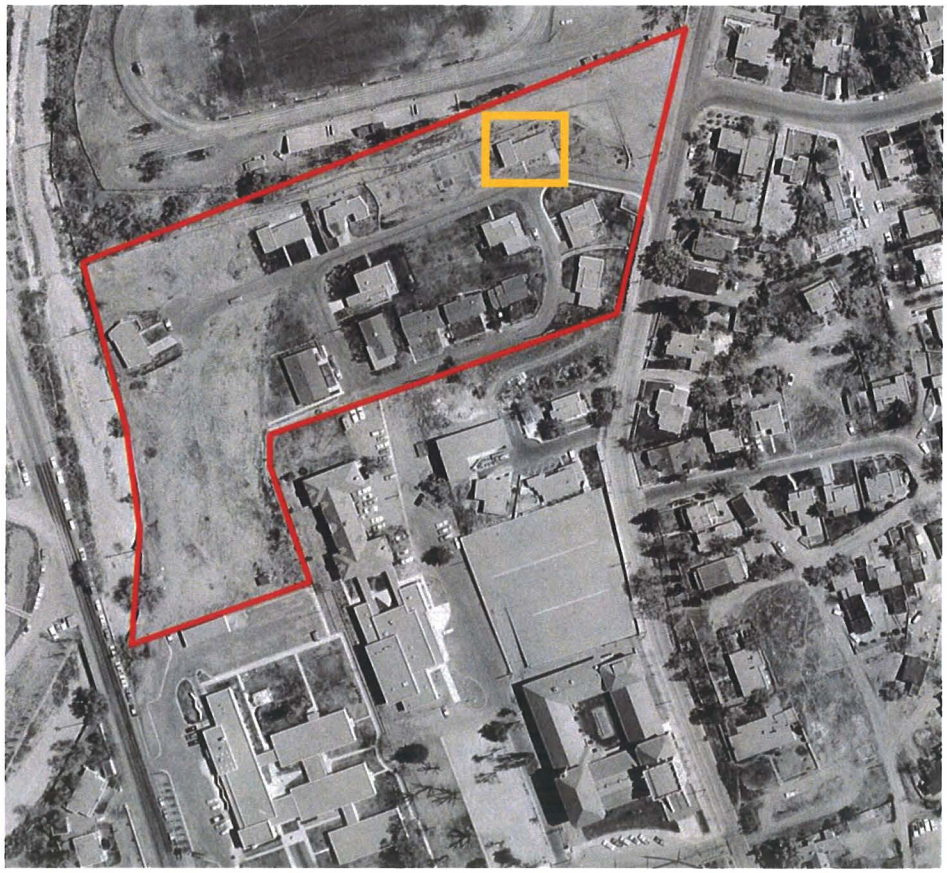


Figure 1: May 2, 1966 aerial photograph.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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:** **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: 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:** **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: 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:** **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**

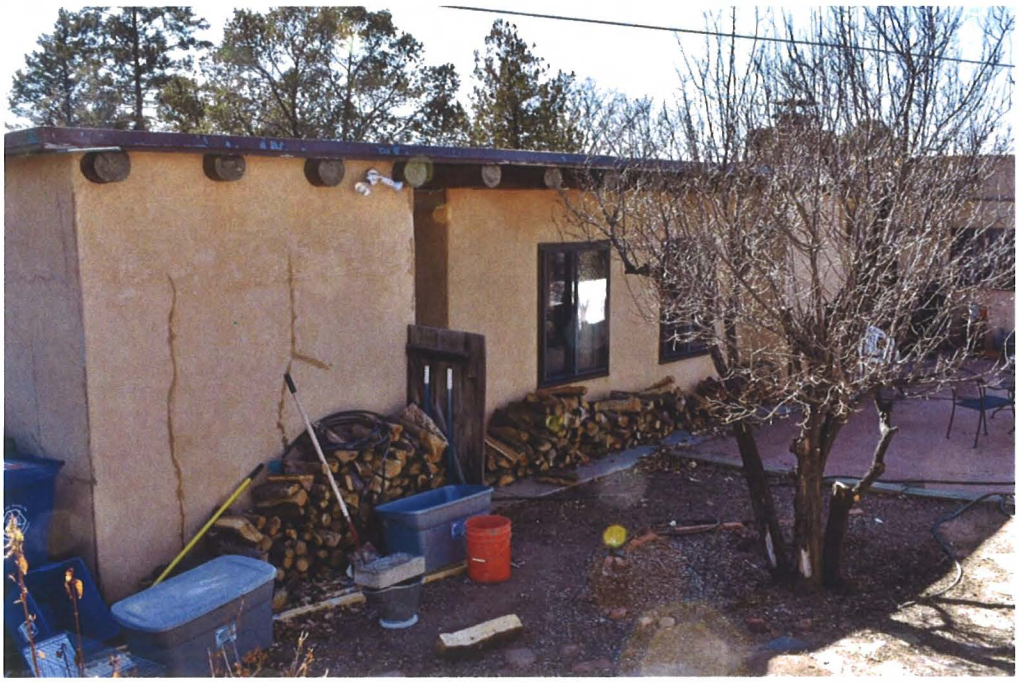


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

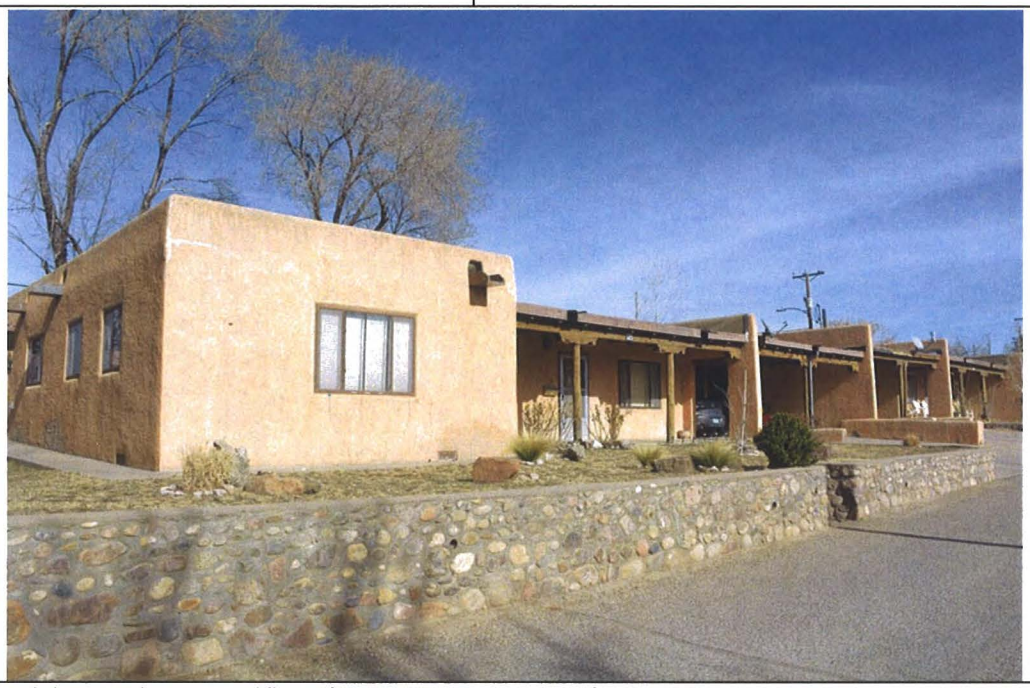
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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: 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

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 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

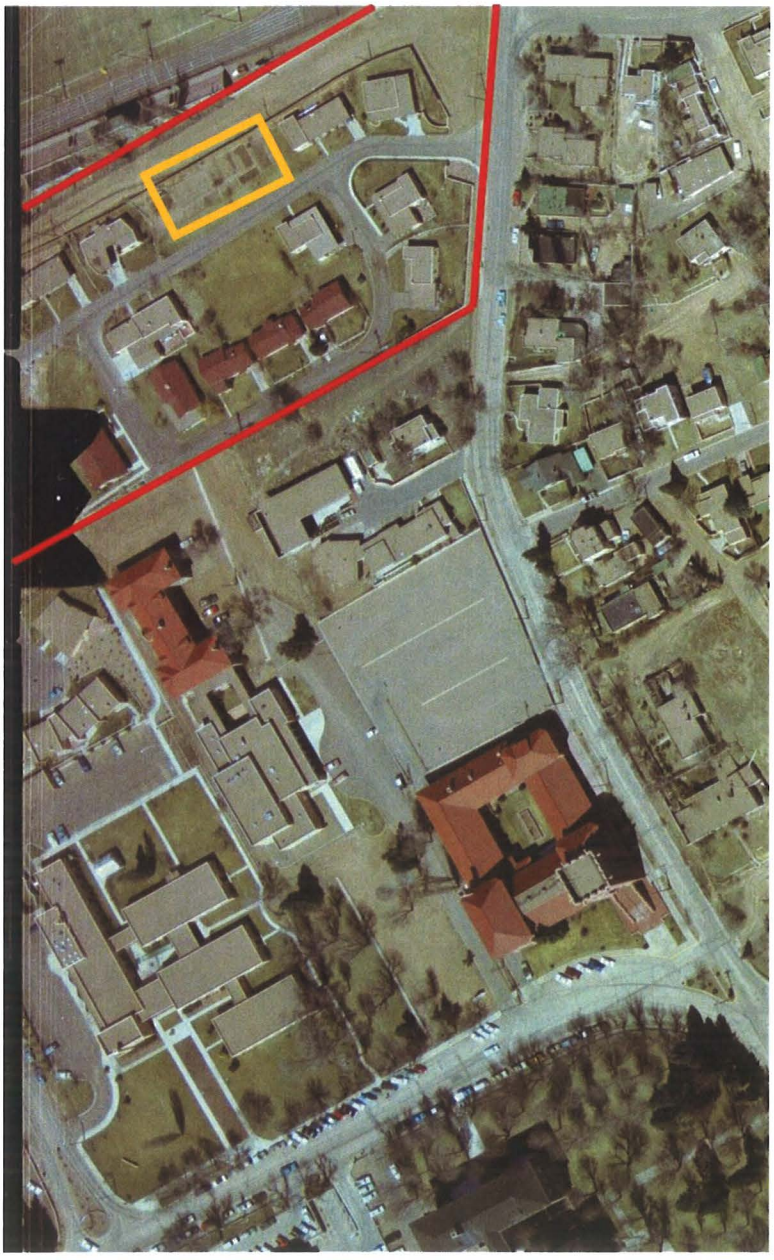


Figure 2: February 27, 1969 aerial photograph
Building not present.
Courtesy NMDOT.

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: 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**

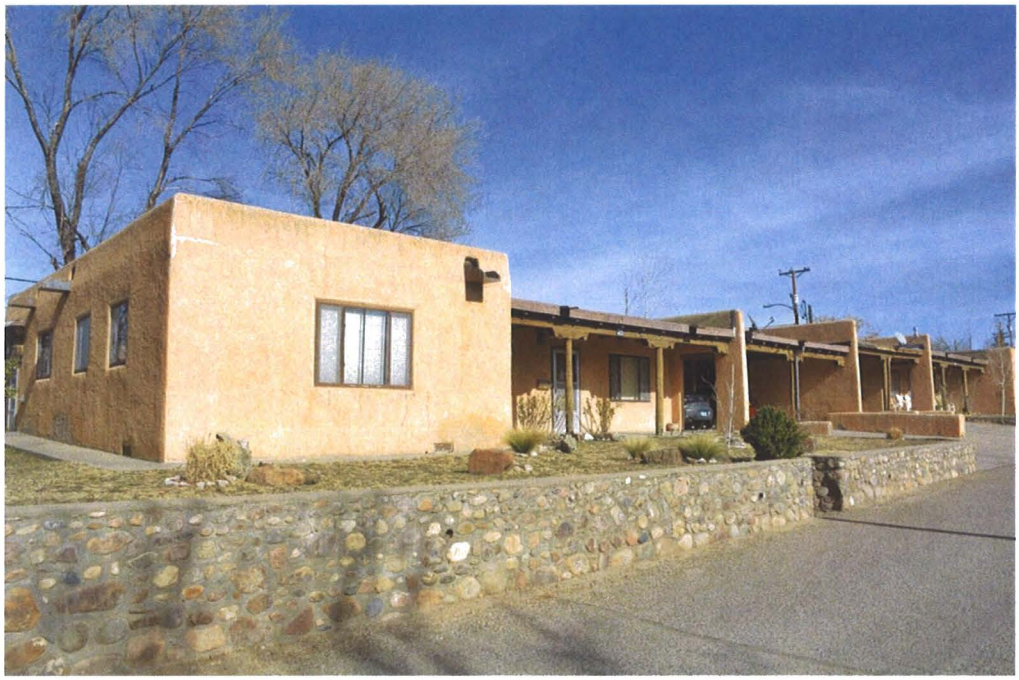


Photo 2: Street and west elevations, facing northeast.

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

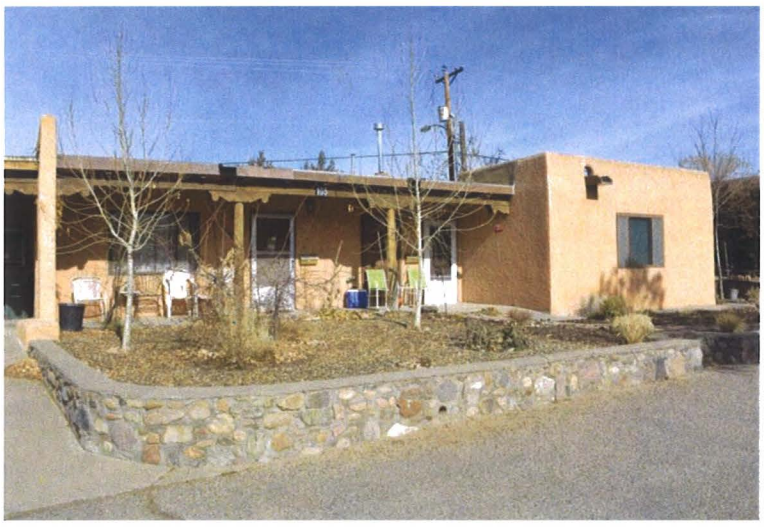




Photo 3: East Unit (top), facing northeast;
West Unit (bottom), facing northwest.

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:
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 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

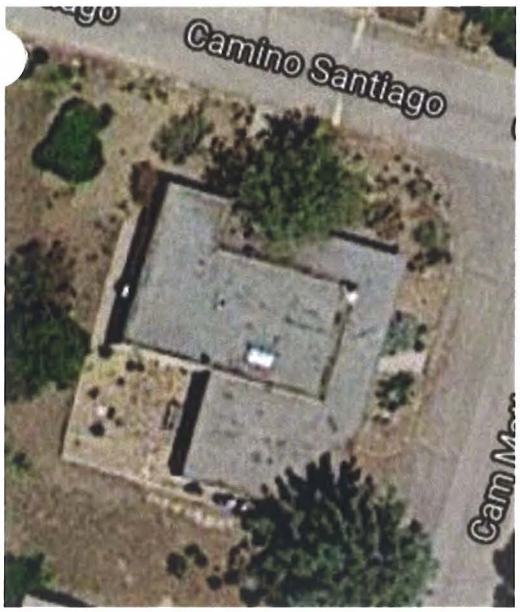
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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?

). 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: 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	

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: 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

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: 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**



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:
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 15	109 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

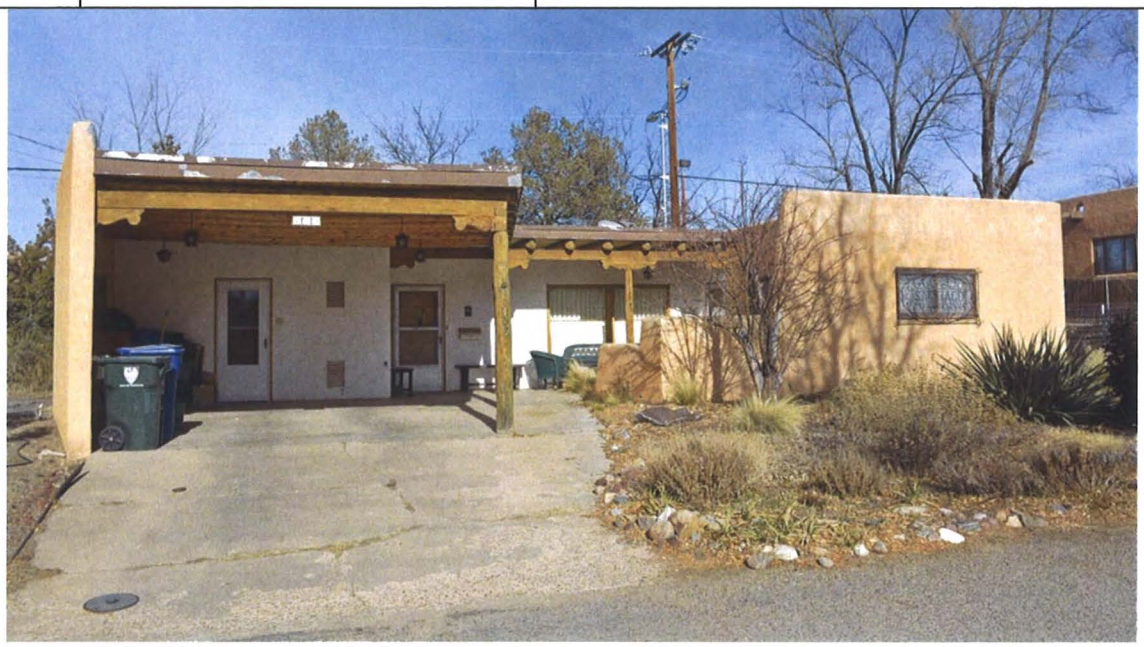
5. Property Type:
_1_ Buildings:
_ Structures:
__ Site __ Object

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

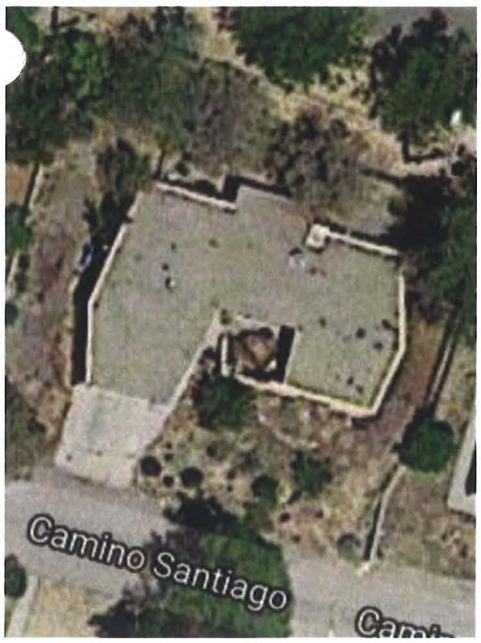
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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: *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

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)

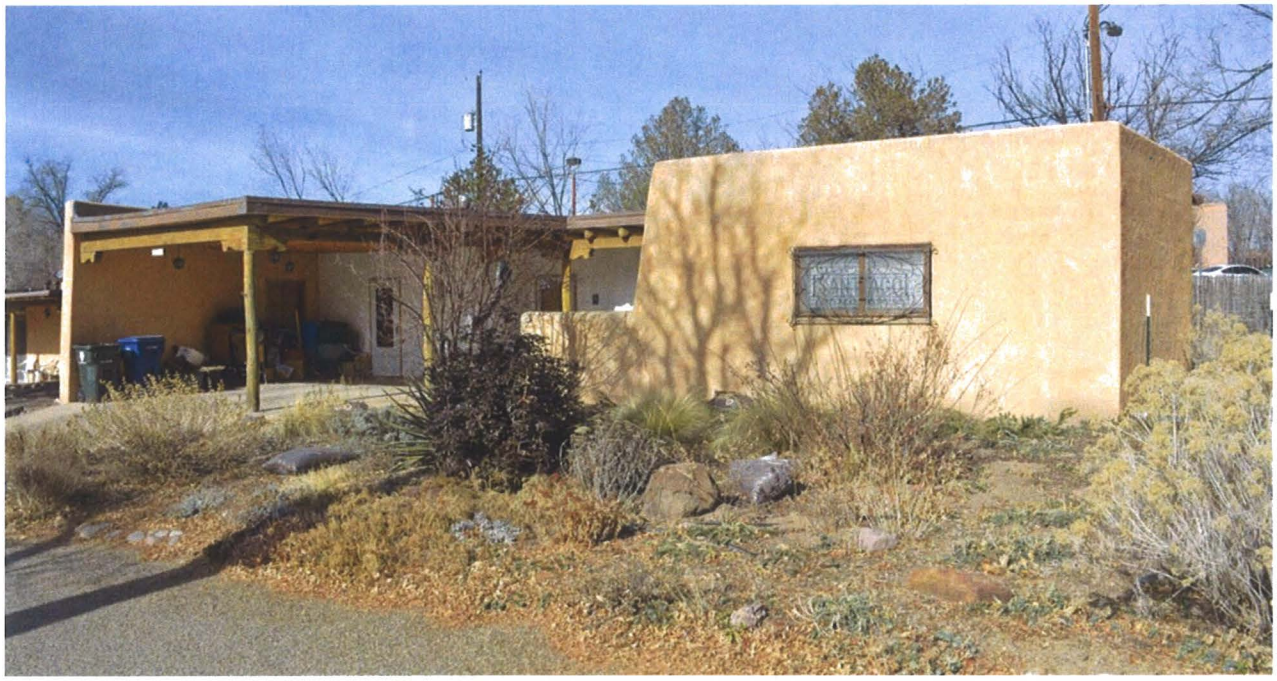


Photo 1: Street and east elevations, facing northwest.

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



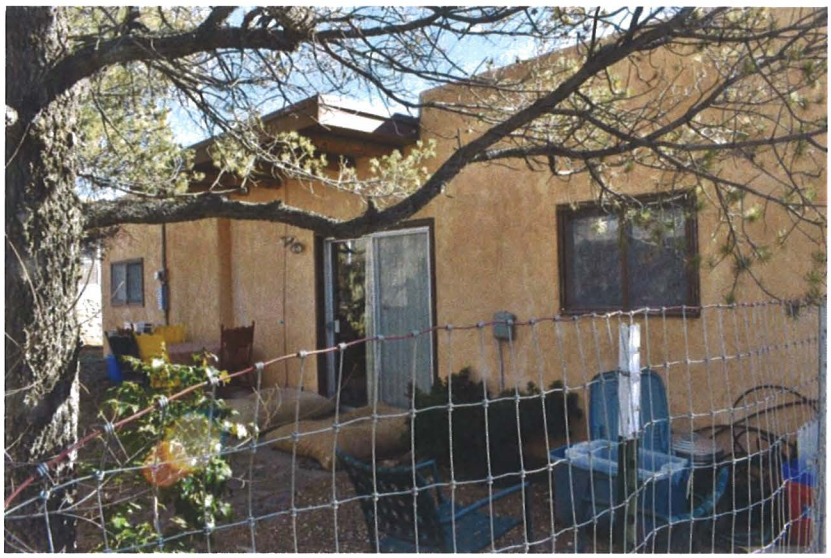


Photo 2: Street and west elevations (top), facing northeast. West elevation (bottom), facing southeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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



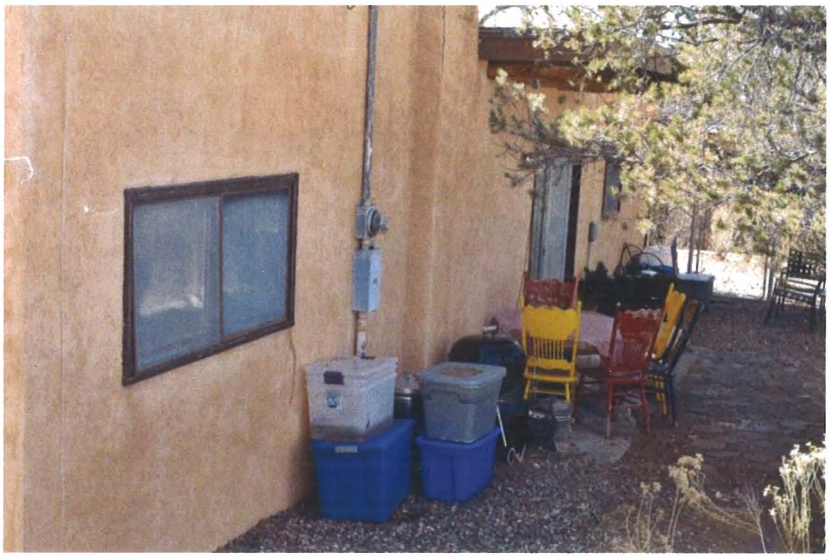


Photo 3: North elevation, facing southeast (top), west (bottom)
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:
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 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* 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

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

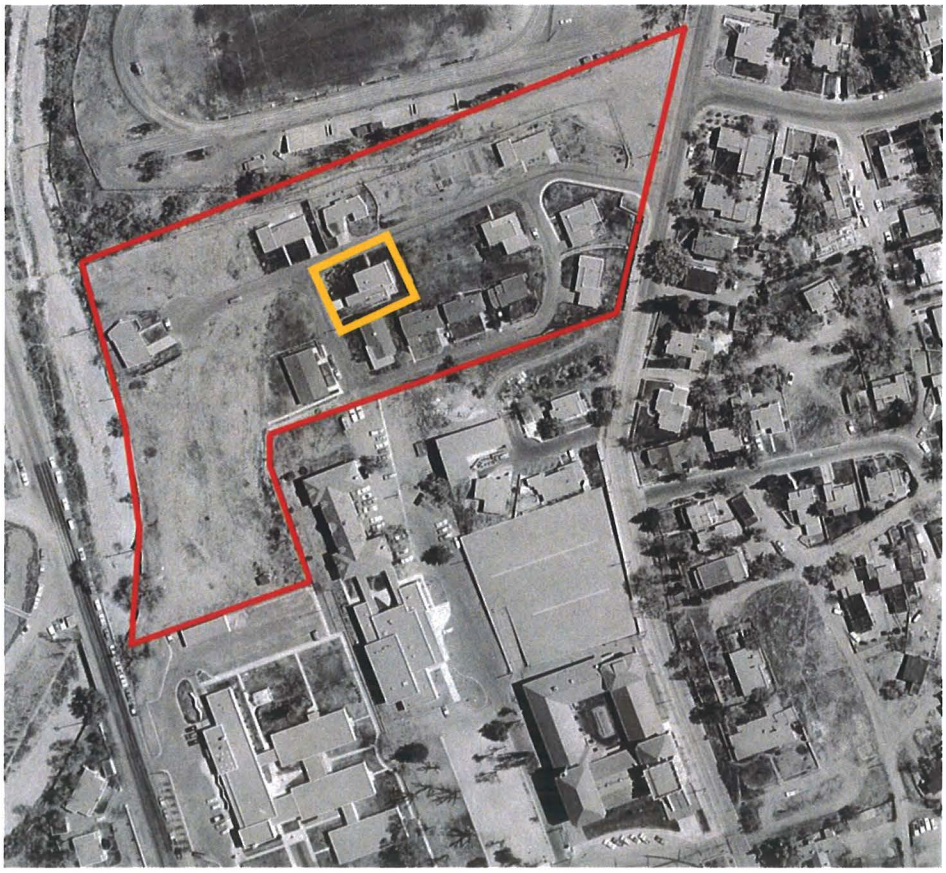


Figure 1: May 2, 1966 aerial photograph. Only east portion of building present. Courtesy NMDOT.

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

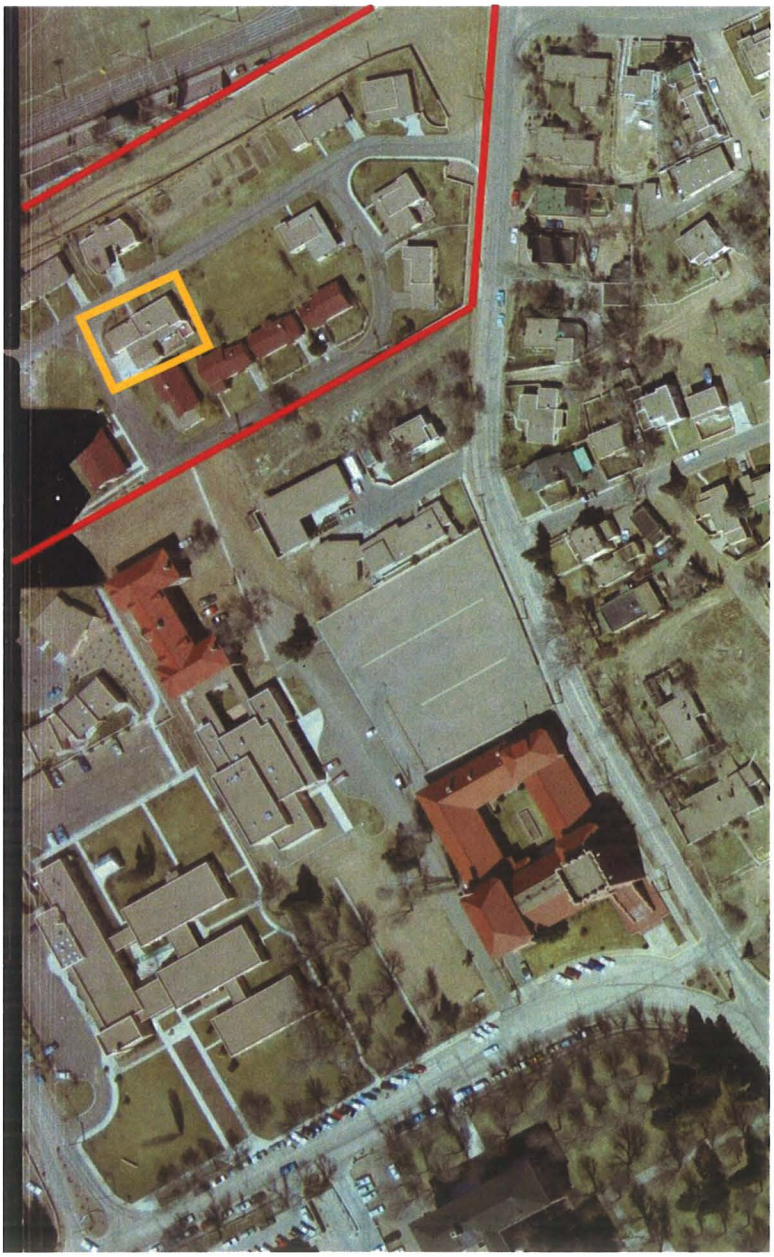


Figure 2: February 27, 1969 aerial photograph West addition and portal expansion present. Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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

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: *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 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: 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**



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:
HCPI 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:
35.693910, -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

). 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***
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	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: 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**

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: 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**

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:** **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: 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



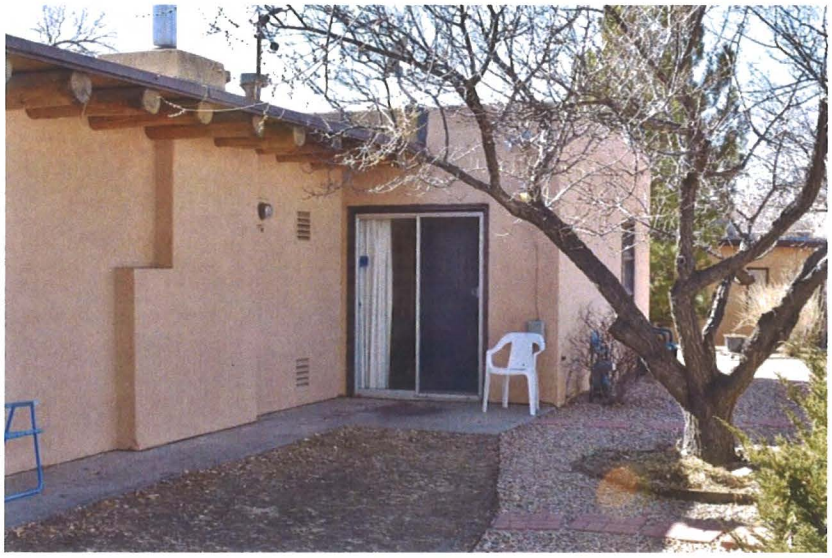


Photo 3: North elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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	113 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory
		4. County: Santa Fe

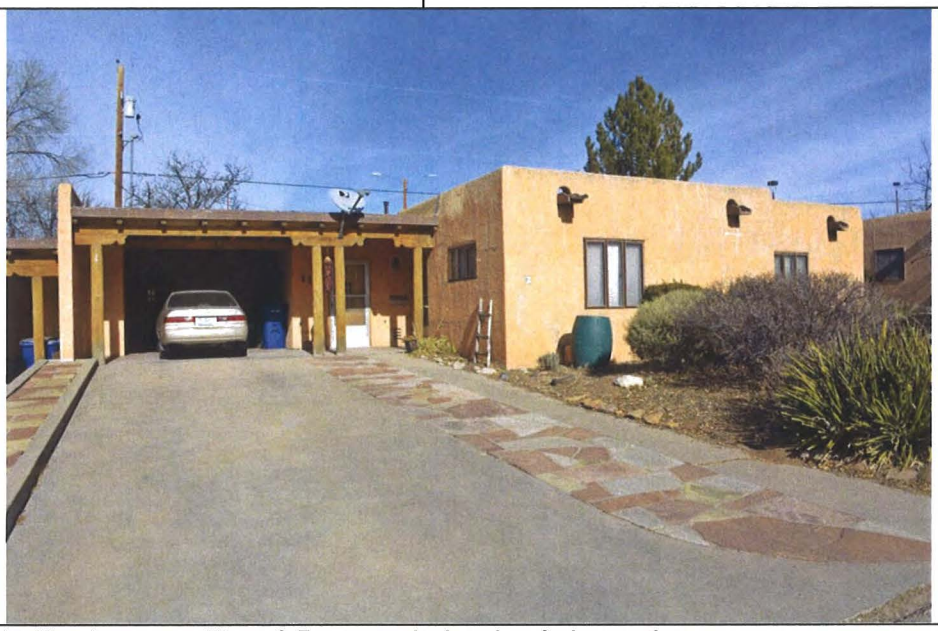
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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:
35.693980, -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***
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	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: 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

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:** 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

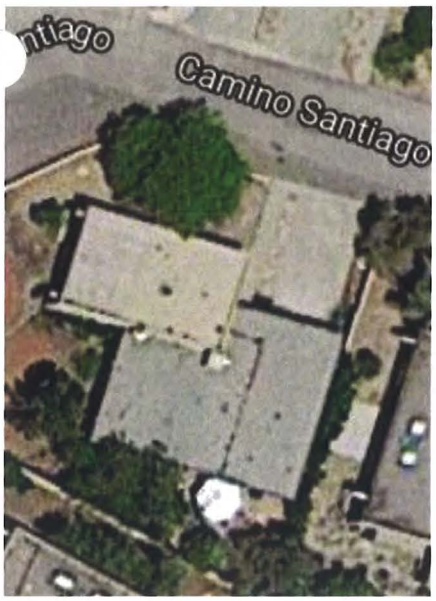
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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	Raised Square Panel	Wood	2
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; 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: 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 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

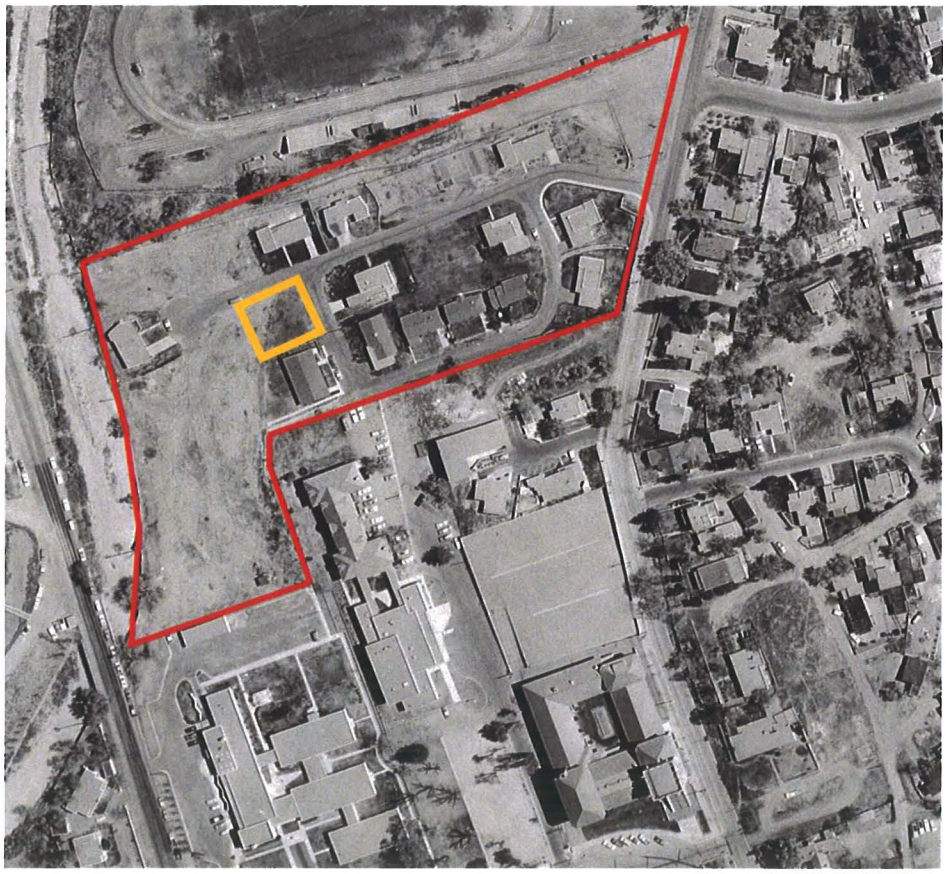


Figure 1: May 2, 1966 aerial photograph.
Building not present.
Courtesy NMDOT.

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***	
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



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:
HCPI No._____ District No._____ ___NRHP ___SRCP Criteria __A __B __C __D

1. Name of property:	2. Location:	3. Local Reference Number:
Plaza del Monte	115 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:
35.694030, -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

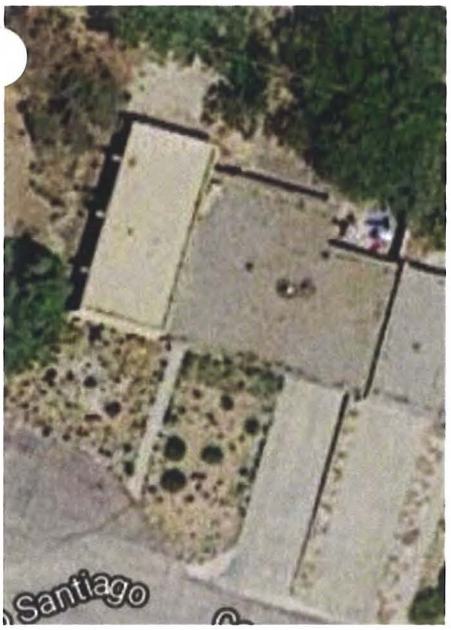
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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***
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	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: 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

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: 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: 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 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?

). 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***
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	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: 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

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* 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

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)

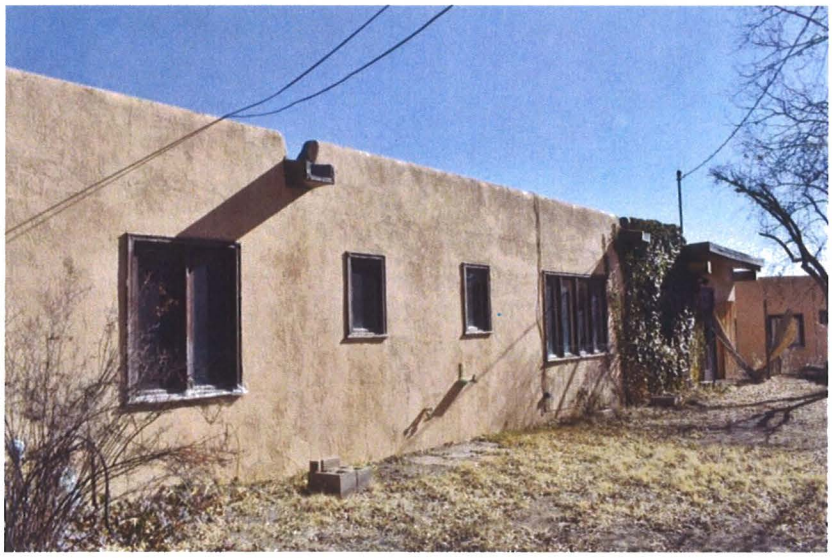


Photo 1: Street, west and south elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*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**



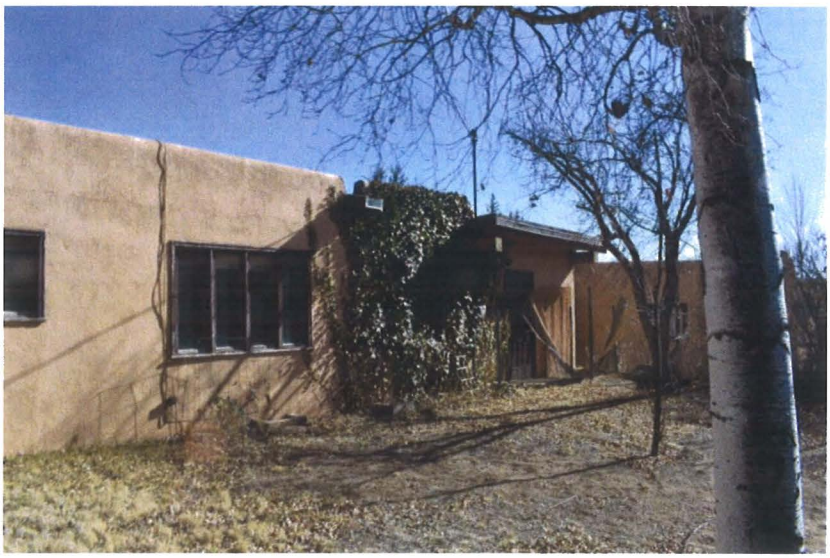


Photo 2: West elevation, facing southwest
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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:** **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: Santa Fe ID #: N/A Plaza del Monte Inventory
Plaza del Monte	118 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:
35.693715, -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: 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:** **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: 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: 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: *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

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* 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**

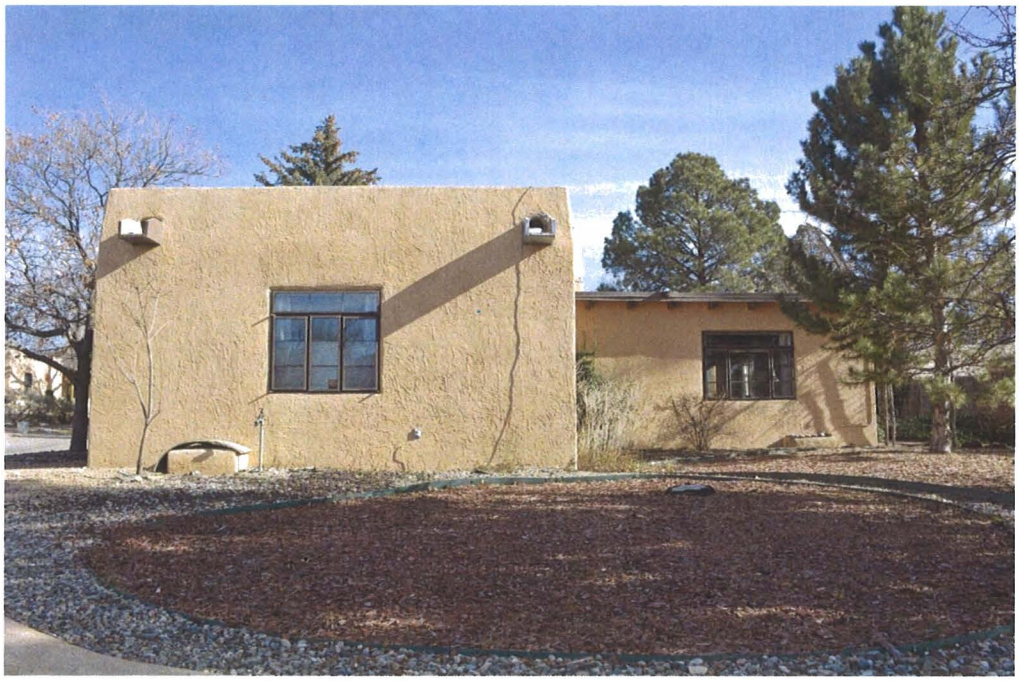


Photo 2: West elevation, facing east.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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**



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:
HCPI 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

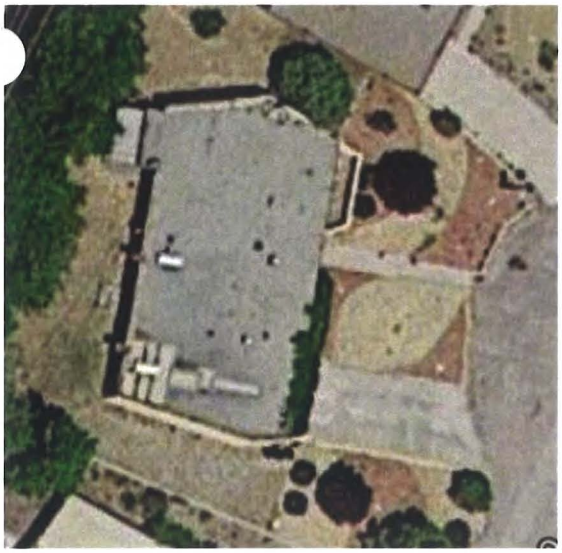
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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?

). 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***	
CPI 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**

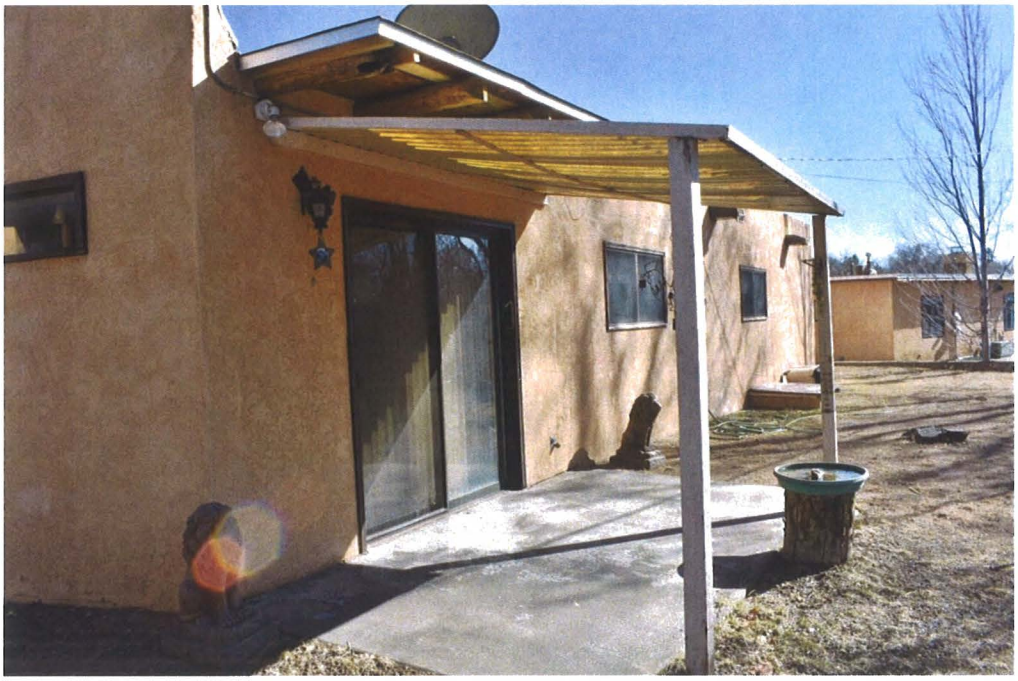


Photo 2: West elevation, facing south
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only:	*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



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:
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 25	120 Camino Santiago *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

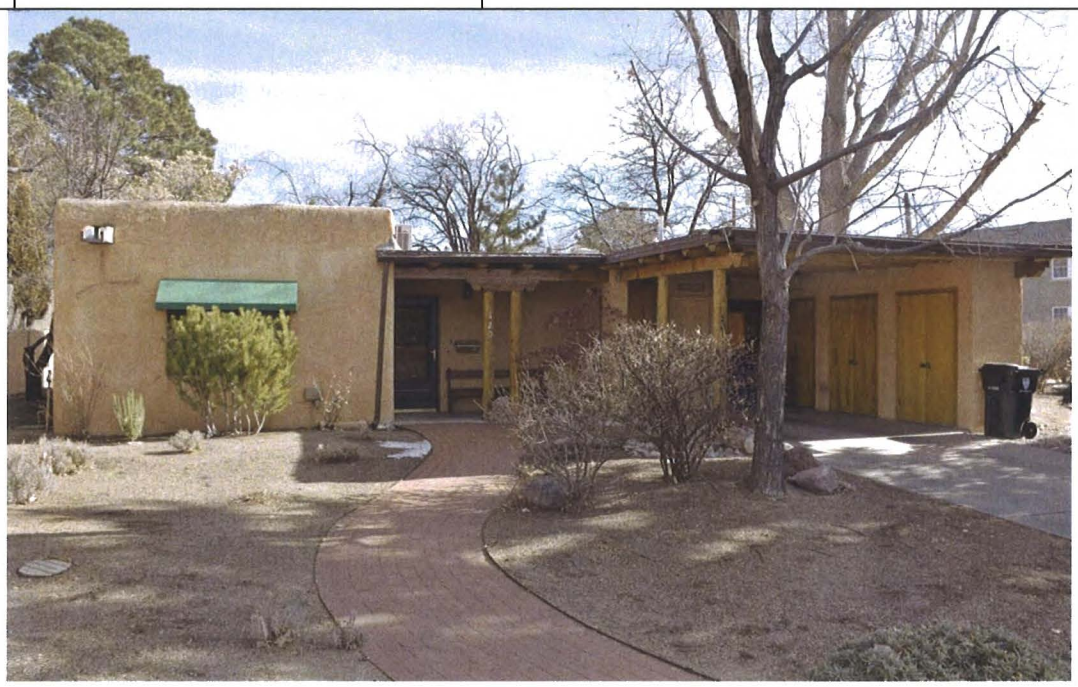
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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?

). 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: 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 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: 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 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**

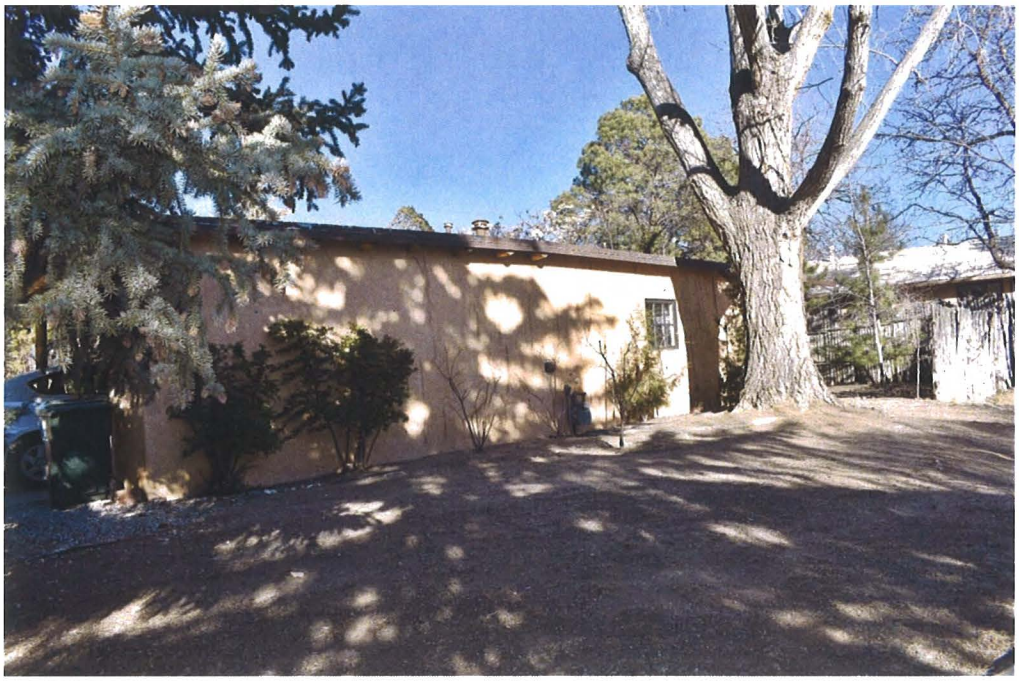


Photo 2: South elevation, facing northeast
(Sharon Joyce, February 23, 2018).

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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 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

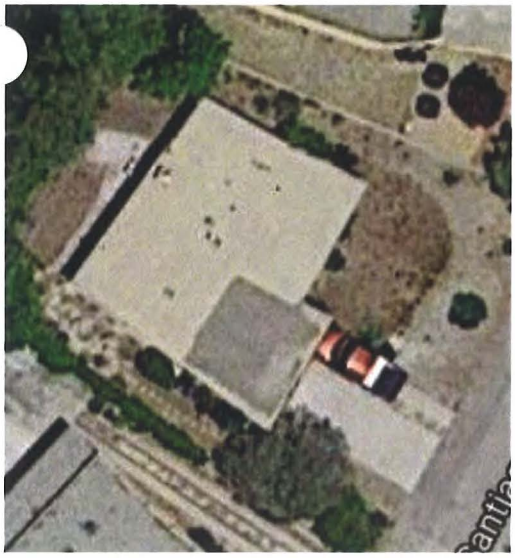
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
Plaza del Monte Residence 20	121 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:

__ 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: 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 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: 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 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: 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 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

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

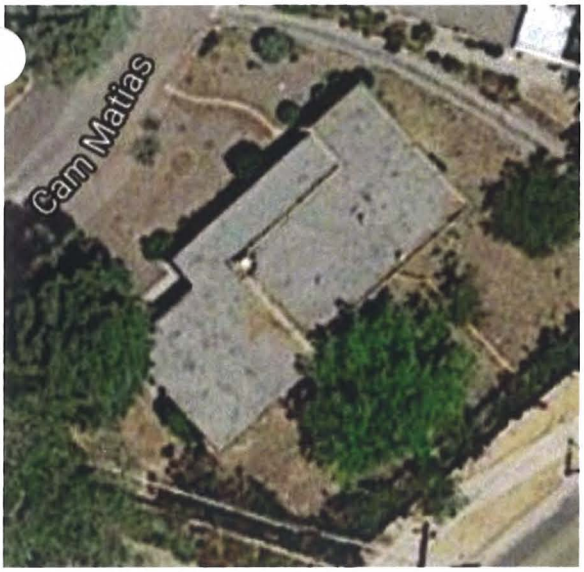
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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*	
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

Illustrations

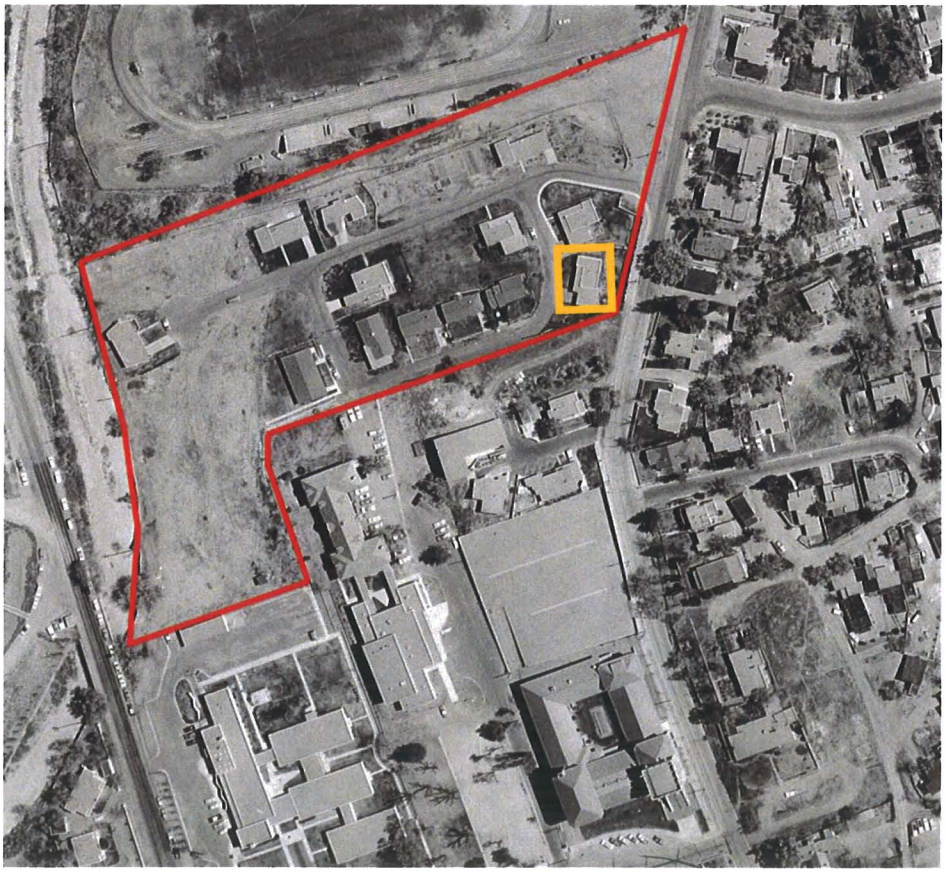


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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: ***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 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: 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 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:
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 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:
Plaza del Monte Residence 10	105 Camino Matias *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:

__ 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* 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**

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: *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**

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**

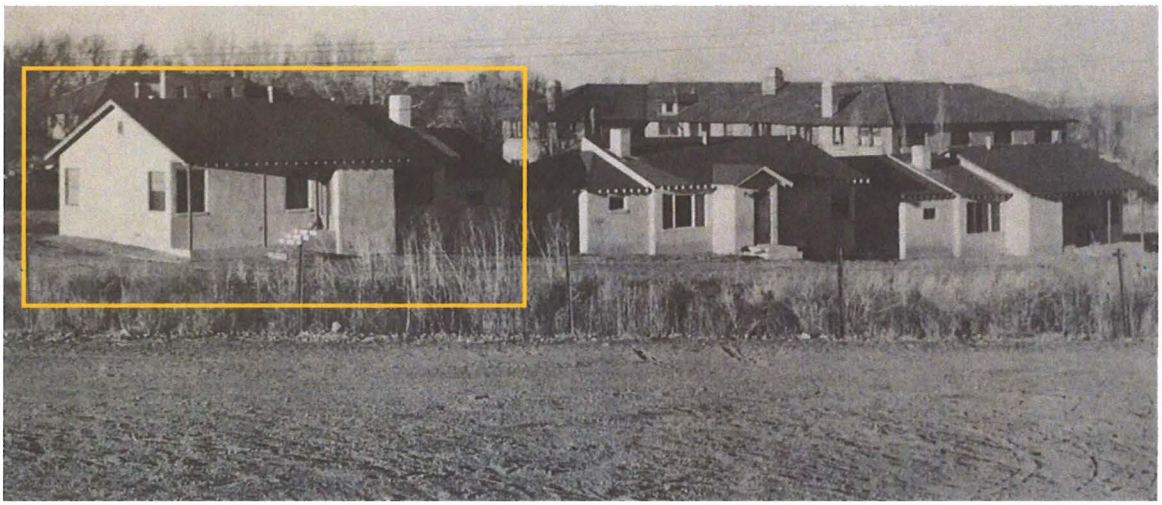


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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*	
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**



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:	***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 3: North 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:
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

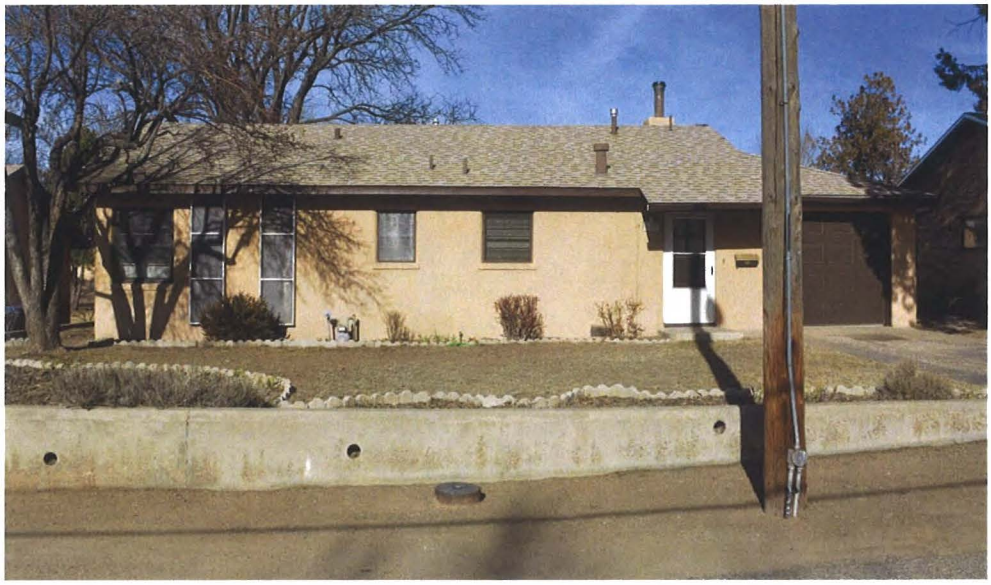
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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

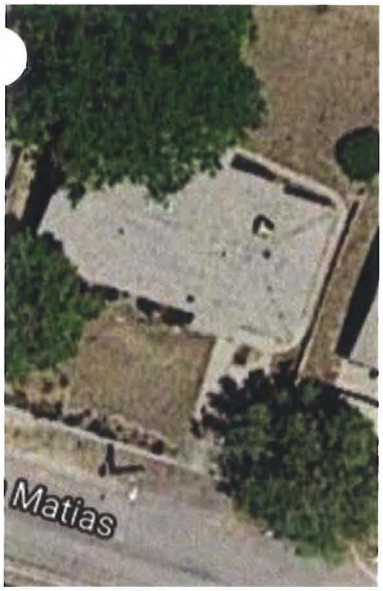
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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

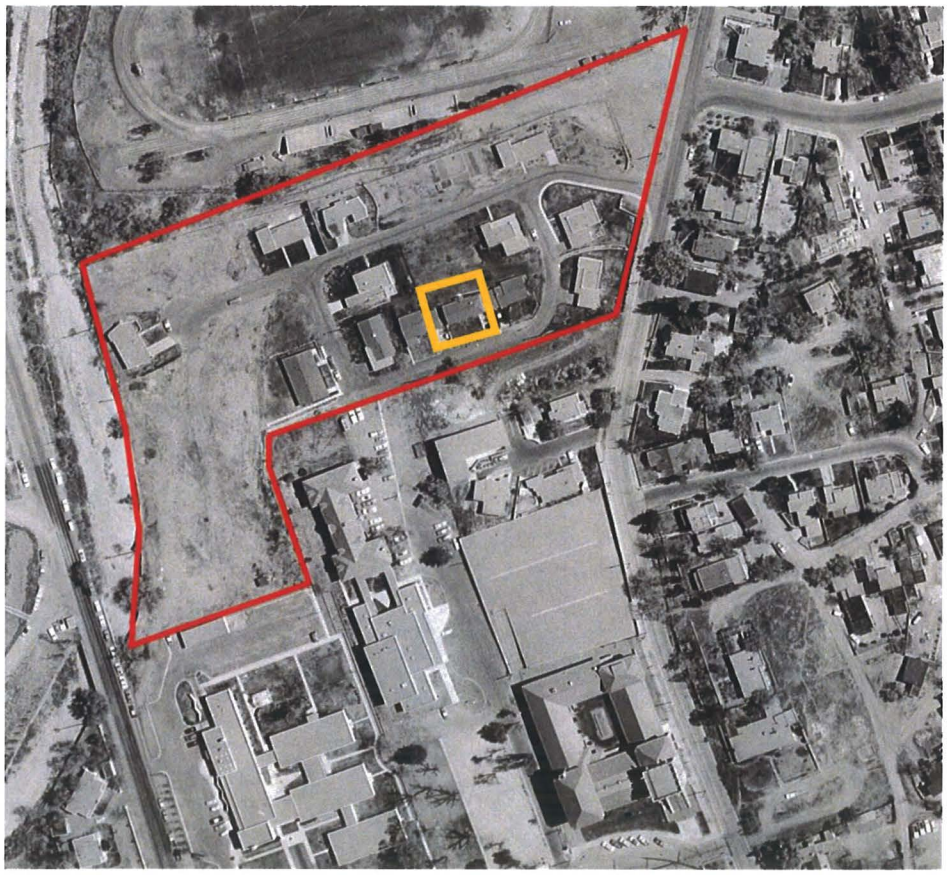


Figure 1: May 2, 1966 aerial photograph.
Building present.
Courtesy NMDOT.

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*	
CPI 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

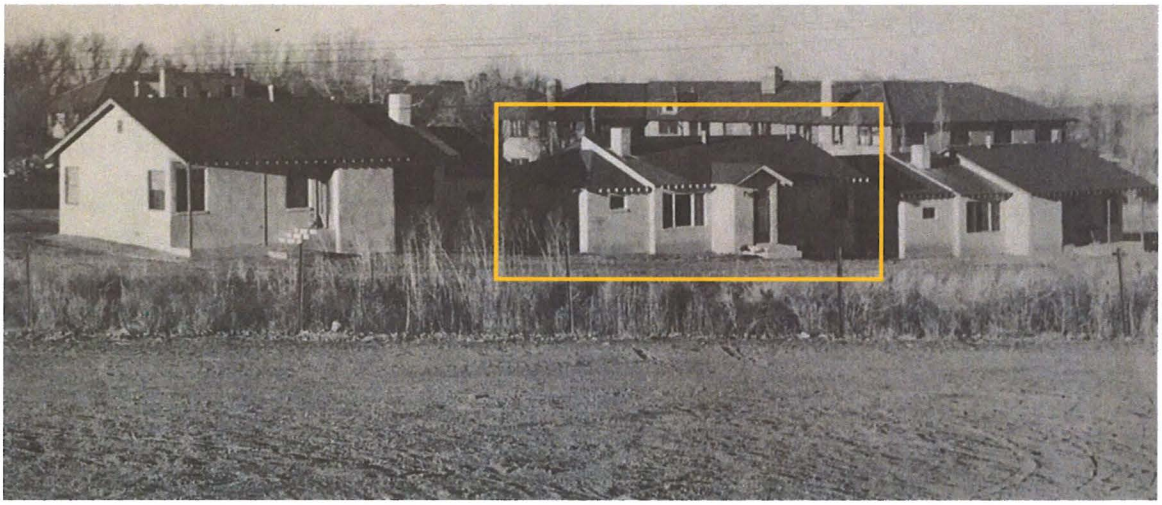


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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

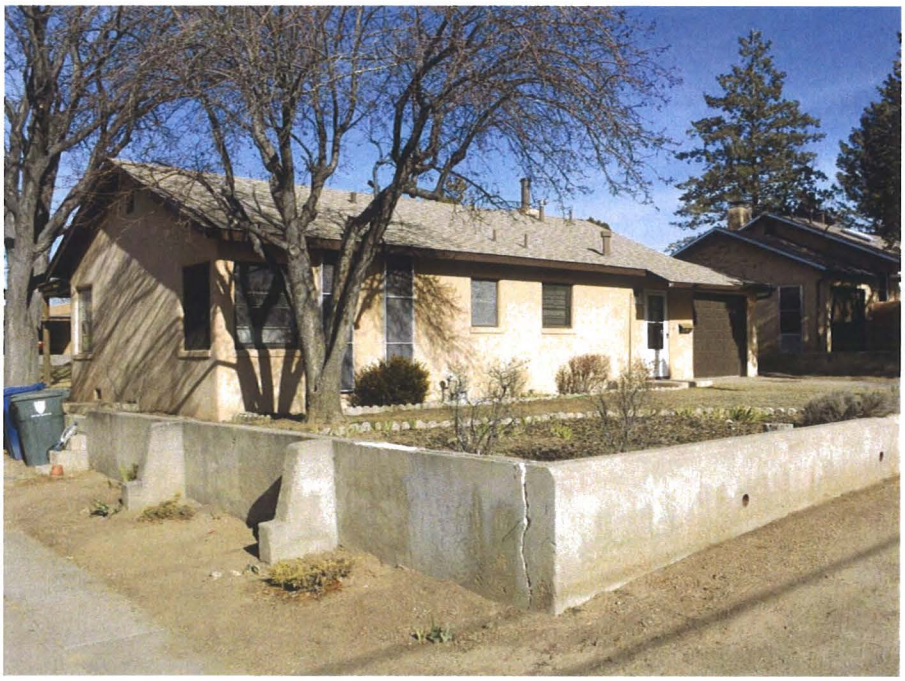


Photo 2: Street west elevations, facing northeast.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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: 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

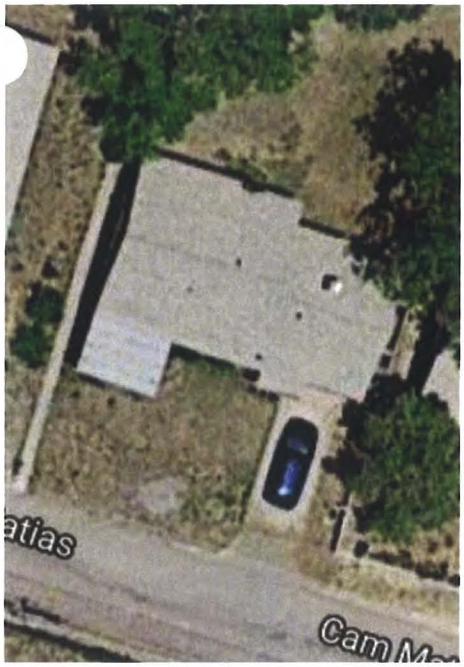
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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:
Plaza del Monte Residence 8	109 Camino Matias *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:

__ 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: 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**

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: 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

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**

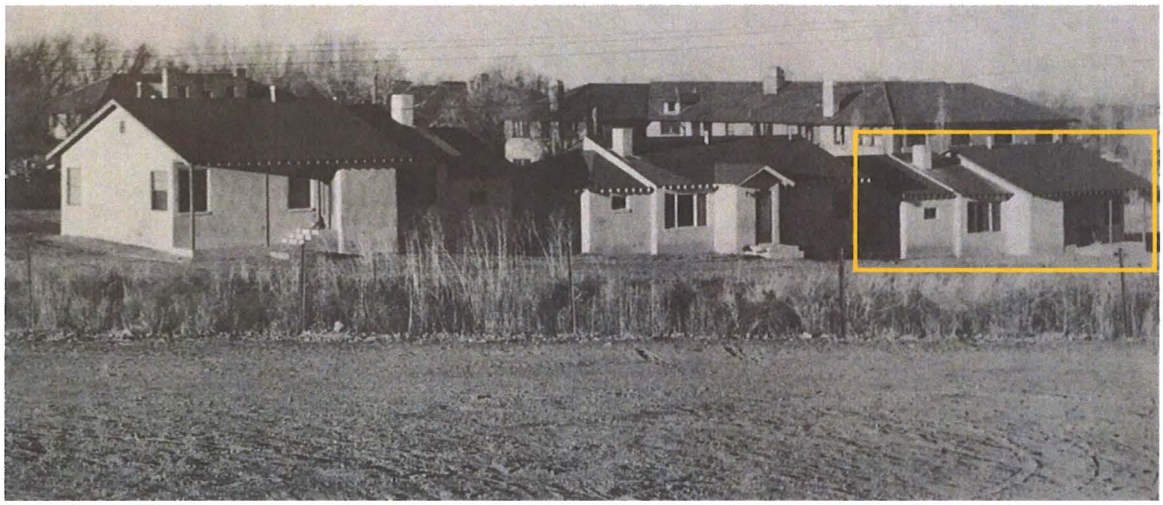


Figure 2: Rear (north) elevation of teacherage; Allison-James School in background. Source: Atkins, 1983.

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:
Plaza del Monte Residence 6	111 Camino Matias *Downtown and Eastside Historic District*	Santa Fe ID #: N/A Plaza del Monte Inventory 4. County: Santa Fe

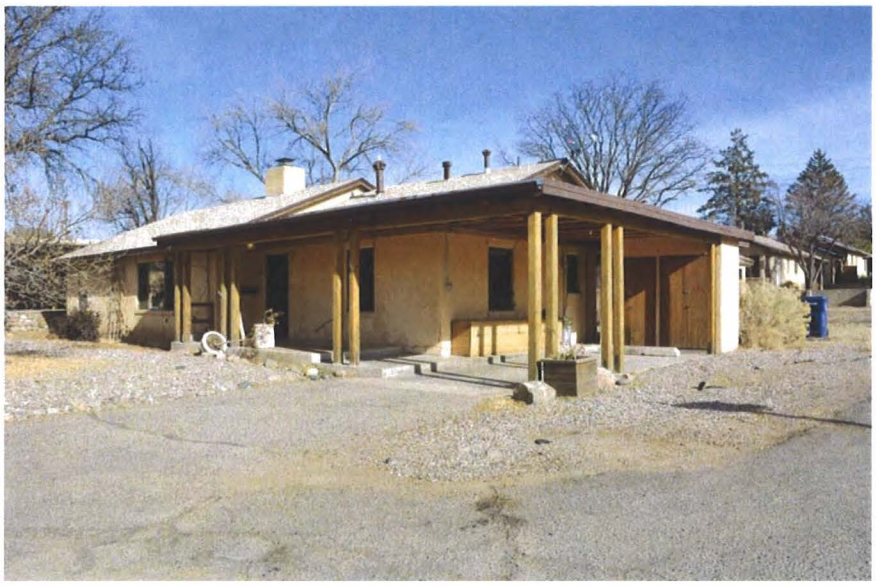
5. Property Type:
_1_ Buildings:
__ Structures:
__ Site __ Object

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:
35.693391, -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

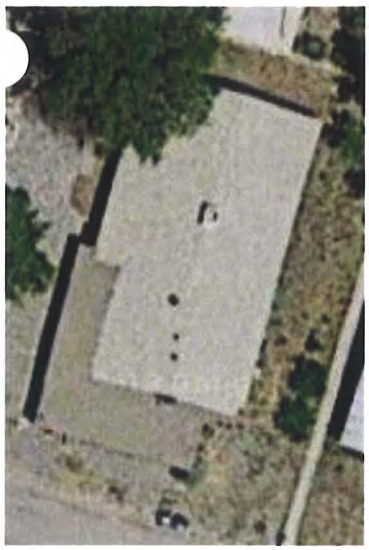
14. Setting:
_x_ Suburban __ Rural __ Village __ Urban If Urban: __ Commercial __ Industrial _x_ Residential __Public

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?

). 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: 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

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 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:
Plaza del Monte Residence 7	116/120 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:
35.693448, -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

). 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***
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 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: 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 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: 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

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: 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 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**

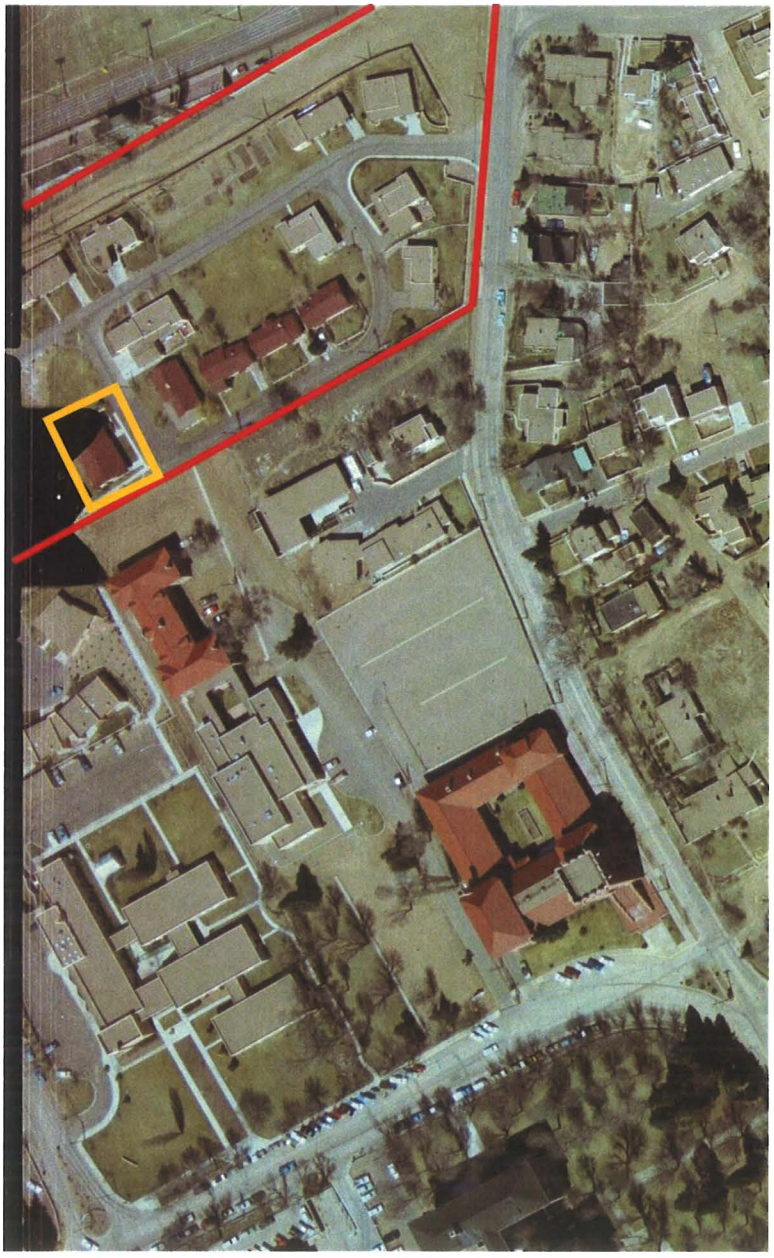


Figure 2: February 27, 1969 aerial photograph.
Building present; pre-alteration.
Courtesy NMDOT.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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 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)

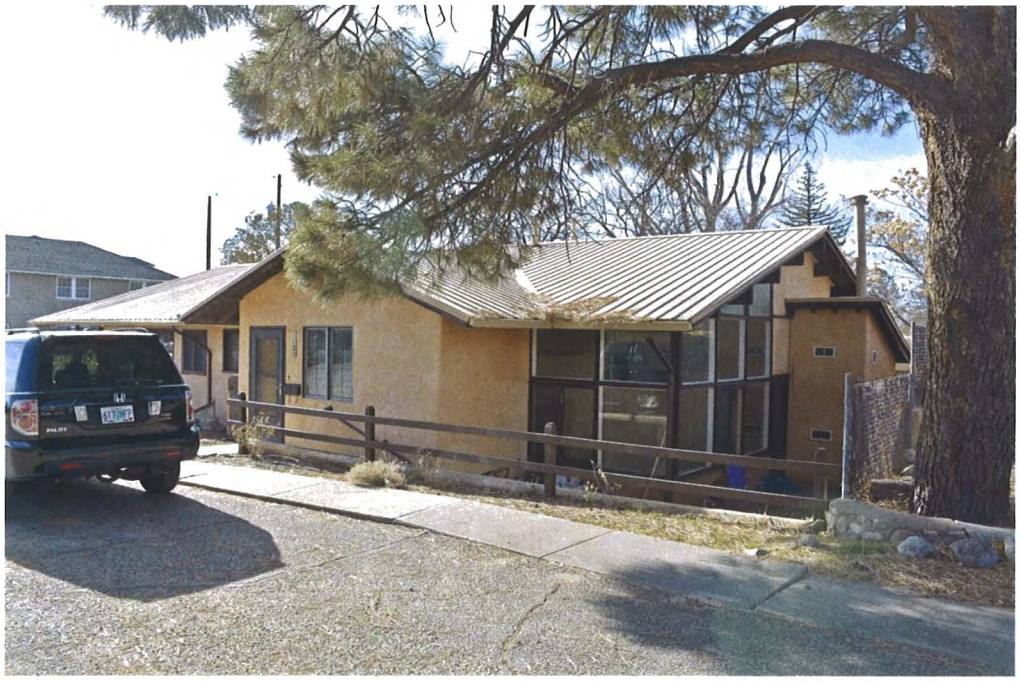


Photo 1: Street and north elevations, facing southwest.

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

Historic Preservation Division, New Mexico Department of Cultural Affairs

For HPD Office use only: 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 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.

DONNELL
DONNELL
AND ASSOCIATES

April 29, 1988

Board of Pensions
Presbyterian Church (USA)
c/o Gaylan and Leona Friesenborg
417 Paseo de Peralta
P.O. Box 1888
Santa Fe, New Mexico 87504

REFERENCE: Appraisal Report
Plaza del Monte Retirement Community
417 Paseo de Peralta
Santa Fe, New Mexico

Dear Mr. and Mrs. Friesenborg:

Attached is our report containing our conclusions of market value from the inspection of the above referenced property. Our analysis indicated the values of the property under the valuation criteria outlined in the report are as follows:

EFFECTIVE DATE: February 11, 1988

	Market Value	Present Value, Two Years	Future Sale, Four Years
1. Casa Grande Tract, at its market supported Highest and Best Use (Land Value)	$1,350,000	$1,100,000	$ 850,000
2. Casa Grande Tract, as a congregate care retirement facility			
Non-Profit	$ 400,000	$ 325,000	$ 250,000
For-Profit	$ 350,000	$ 275,000	$ 225,000
3. Las Placitas Tract, at its market supported Highest and Best Use (Land Value)	$1,275,000	$1,000,000	$ 800,000

SUMMARY OF SALIENT FACTS

Property:	Plaza del Monte Retirement Community
Location:	417 Paseo de Peralta
Client:	Board of Pensions Presbyterian Church (USA)
Land Area:	9.146 acres
Net Usable Land Area:	
Casa Grande Tract	2.826 acres
Las Placitas Tract	5.802 acres
Present Use:	Retirement Community
Highest and Best Use:	
Casa Grande Tract	Speculative holding for commercial development
Las Placitas Tract	Residential development, interim use as residential rental compound
Date of Valuation:	February 11, 1988
Value Conclusions:	
Casa Grande Tract	$1,350,000
Las Placitas Tract	$1,275,000
Total Property (Plaza del Monte)	$2,625,000

Neighborhood Development

Neighborhood development is mixed. Two fraternal organizations, the Scottish Rite Temple and Masonic Lodge, front on Paseo de Peralta. A large local law office occupies a converted school dormitory on the north side of the Masonic Lodge. The Plaza del Monte retirement community, a mix of a congregate living facility, freestanding dwellings, and apartments, borders Fort Marcy Park on the north and fronts on Paseo de Peralta and Old Taos Highway on the southwest. There are several single family residences fronting on Bishop's Lodge Road between the Scottish Rite Temple and Plaza del Monte.

Development immediately south of Paseo de Peralta is a Federal Office complex including the Federal Courthouse, Post Office and other federal government offices. Development in the northwest quadrant of Paseo de Peralta and Old Taos Highway consists of small professional offices in the BCD zoning district. Fort Marcy Park, a large City operated recreational complex approximately 27 acres in size, includes playing fields, a swimming pool/gymnasium complex, a small ampitheater, tennis courts, jogging trails and open space, and a City fire station. North of Fort Marcy Park, east of Bishop's Lodge Road, and northwest of the neighborhood is a mix of single and multiple family residential development.

Zoning

Zoning in the neighborhood is RM-2, Multiple Family Residential District, and C-1, Office and Related Commercial District. The zoning of the 2.697± acre parcel currently occupied by the Masonic Lodge and the White, Koch, Kelly and McCarthy law offices was changed in 1984 from RM-2 to C-1.

Zoning south of Paseo de Peralta and west of Old Taos Highway is BCD, Business Capitol District, Marcy Subdistrict. Zoning west of Bishop's Lodge Road is RM-1, Multiple Family Residential District. Zoning north and northwest of the neighborhood is Single and Multiple Family Residential (R-3, R-4, R-5 and RM-1).

Community Services

All community services are available and adequate. Utility suppliers are discussed in the Santa Fe Profile. Police and fire protection are typical for Santa Fe.

Conclusions

The subject neighborhood is a mixed-use area on the northern fringe of the Santa Fe Central Business District. The area is well located and accessible and no detrimental influences have been observed. Please refer to the Santa Fe and Central Business District profiles in the addenda to the report for additional information.

Detrimental Influences

The primary detriment to development is the drainage easement for Arroyo Mascaras in the northwest corner of the site. The arroyo is four or more feet below street grade of Old Taos Highway and the drainage is supported by a stone retaining wall. Although we have not been able to document the drainage easement, according to Ormand Earp, City Engineer, the easement was acquired in the original 1901 U.S. patent to the City of Santa Fe and/or by a proscriptive easement as a natural drainageway. The drainage is maintained by the City and we assume the easement to be legally supported. The calculated area of the easement is .519 acres, or 22,608± sq.ft., leaving a net usable area of 8.627± acres. All of the encumbered area is in the Las Placitas tract. Net usable area of Las Placitas tract is 5.802 acres (6.321 - .519), or 252,735± sq.ft.

With the exception of the drainage channel, there are no known detrimental influences on the property. There have been no problems with soil or subsoil conditions on the subject or adjacent properties and the site is assumed to have adequate load bearing capability for the existing or any proposed development. Drainage is adequate. There are no other known restrictive or atypical easements. The property is in an architecturally controlled historic district.

Zoning

The property is zoned RM-2, Multiple Family Residential District. The intent of the zoning ~~is to~~ provide for single-family, two-family and multiple-family residences and related developments. The existing improvements are in conformance with the zoning. Zoning and potential zoning changes are discussed more fully in the Highest and Best Use section of the report.

Utilities

All public utilities are available and in place on the site.

Conclusions

The subject site is a well located property on the northern fringe of the downtown Central Business District of Santa Fe. The site has access and visibility from three arterial streets. With the exception of the previously discussed drainage easement, the site is not affected by any known nuisances or hazards.

IMPROVEMENT DESCRIPTION

At the time of inspection, the subject property was improved with the Plaza del Monte retirement community. The complex consists of Casa Grande, a congregate living facility in the southwest portion of the site, and Las Placitas, a residential compound of 41 dwelling units in the northern portion of the site. Please refer to the reduced copies of construction plans and photographs in the addenda to the report for visual representation of the improvements. Improvement features are briefly outlined as follows:

Casa Grande

Architecture:	Pueblo style, stuccoed masonry construction.
Building Area:	Gross heated building area has been calculated at 28,428 sq.ft. from the building plans.
Floor Plan:	The floor plan consists of one main common use facility and four residential wings. Common use facilities include a lobby/reception area, lounge, shop, kitchen and dining room, employee lounge and sleeping quarters, public restrooms, and manager's office. There are three dormitory-style dwelling wings with one and two bedroom units. One wing has been converted to four two-bedroom apartments.
Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

DONNELL

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Foundation:	Reinforced concrete.
Floors:	Concrete slab on steel joists. There is a crawl space under the majority of the building.
Walls:	All interior and exterior load-bearing walls are concrete block. Interior portions are steel frame and drywall.
Roof:	Three-inch concrete on steel joists. Roofing is built-up and graveled asphalt over one-half inch rigid insulation.

Interior Finish:	Floor covering is a mix of carpeting and vinyl asbestos tile. Walls are painted and stuccoed. Ceilings are painted drywall and acoustic tile. There are ceramic tile floors and wall covering in the kitchen and wainscotting in the baths is ceramic tile. The ceilings in the dining room and lounge are exposed beams.
Electrical:	Assumed to be adequate and to code. Fluorescent and incandescent lighting fixtures.
Plumbing:	The dormitory style dwelling wings have one toilet and lavatory per room. Seven units have been remodeled to add bath or shower facilities. The dormitory style wings also have common bath, shower and laundry facilities. The remodeled apartment wing has one full bath, two half baths and kitchen facilities per apartment. The common use facility has men's and women's public restrooms, men's and women's employee baths, and the kitchen is plumbed for commercial food preparation. The employee lounge and sleeping rooms have full baths.
Mechanical Systems:	Heat is from a gas-fired hot water baseboard system. The heating system was separated from the domestic hot water system in 1987. Domestic hot water is now heated by six 100-gallon gas water heaters. There is no air conditioning system. A new kitchen ventilating system was installed in 1987.
Site Improvements:	Site improvements associated with Casa Grande include extensive landscaping, concrete walks, paved parking and drives, a 378± sq.ft. greenhouse adjacent to the north residential wing, and covered parking from a six-car carport, one two-car garage and one one-car garage.

Comments:
The original Casa Grande structure was built in 1962. The north residential wing was built in 1973 and was converted to two-bedroom apartments in 1977. The improvements are well maintained and in good condition. No deferred maintenance was observed.

Changes not shown on the attached plans include:

* Two of the dormitory style apartments in the north-central wing have been converted to an activity room.
* Showers have been added to four dormitory style rooms and baths have been added to an additional three rooms.
* Interior doors have been added to convert four sets of adjacent one bedroom units to two-room units.
* The greenhouse, six-car carport and two-car garage have been added.
* A walk-in cooler was added to the kitchen in March, 1988.

An energy conservation study was prepared for the building in 1986. Improvements made pursuant to the study have been:

* The heating and domestic hot water systems are now independent. A new heating system boiler and six 100-gallon domestic hot water heaters were installed in 1986.
* Storm windows were installed in 1986.
* A new kitchen ventilation system was installed in 1987.

The study also called for a tempered fresh air system for the apartments. The system was scheduled for 1989.

The main common use building is functional in design and of average appeal. The kitchen is a well designed and equipped commercial quality facility. The dining room and lounge area are of superior quality finish to the remainder of the structure.

The apartments in the remodeled north wing are average quality rental units and typical of the local rental market. The dormitory style dwelling units are somewhat institutional in design and of limited appeal by current market standards. The two bedroom apartments in the north wing contain approximately 1,070 sq.ft. apiece. The one-room dormitory style apartments contain 249± sq.ft. and the two-room apartments contain 498± sq.ft.

The Casa Grande facility is of good to average quality construction. The structure has been well maintained and is in good condition. Although there have been improvements and upgrading, the design of the structure, particularly the dormitory style apartments, is somewhat dated. Actual age of the base structure is 26 years, and the addition was built 13 years ago and remodeled four years later. We estimate effective age of the improvements to be approximately 25 years.

Las Placitas

The Las Placitas Compound consists of 37 dwelling units in 25 structures. The unit mix is 19 single-family dwellings, three duplexes, and three fourplexes. Five of the residences were existing at the time the project was dedicated. The remainder of the dwellings were built over the approximate time frame of 1962 to 1972. The existing dwellings have all been renovated and/or remodeled. Following is a chart briefly outlining the major design features. (NOTE: The I.D. number refers to the numbering system used on the site plan in the addenda).

As of 1988

IMPROVEMENT SUMMARY CHART
LAS PLACITAS RESIDENTIAL COMPOUND
PLAZA DEL MONTE

I.D.	Street Address	Type of Dwelling	Area (Sq.Ft.)	Room Count (Total-Bedrooms-Baths)	Age (Yrs.)	Comments
R-1	104 Camino Matias	Single-Family	944	4-2-1.5	26	
R-2	102 Camino Matias	Single-Family	944	4-2-1.5	26	
R-3	106 Camino Matias	Single-Family	944	4-2-1.5	26	
R-4	118 Camino Santiago	Single-Family	1,141	5-2-2	16	
R-5a	110 Camino Matias	Duplex	897	5-2-1	26	
R-5b	112 Camino Matias	Duplex	839	4-1-1	26	Addition 1968
R-6	111 Camino Matias	Single-Family	1,433	6-3-2	Unknown	Remodeled/Renovated 1962
R-7a	116 Camino Matias	Duplex	1,072 97.4	4-2-2	Unknown	Renovated 1967, Remodeled 1986
R-7b	120 Camino Matias	Duplex	1,099	4-2-2	Unknown	Renovated 1962, Remodeled 1986
R-8	109 Camino Matias	Single-Family	1,095	5-2-1	Unknown	Remodeled/Renovated 1962
R-9	107 Camino Matias	Single-Family	932	4-2-1	Unknown	Remodeled/Renovated 1962
R-10	105 Camino Matias	Single-Family	932	5-2-1	Unknown	Remodeled/Renovated 1962
R-11	101 Camino Santiago	Single-Family	1,163	4-2-1	20	
R-12	103 Camino Santiago	Single-Family	1,064	5-2-2	20	
R-14a	105a Camino Santiago	Fourplex	926	4-2-1	26	
R-14b	105b Camino Santiago	Fourplex	699	3-2-1	26	
R-14c	105c Camino Santiago	Fourplex	699	3-2-1	26	
R-14d	105d Camino Santiago	Fourplex	926	4-2-1	26	
R-15	109 Camino Santiago	Single-Family	1,029 116.6	4-2-2	25	
R-16	111 Camino Santiago	Single-Family	1,082	4-2-2	25	
R-17a	115a Camino Santiago	Duplex	1,052	4-2-2	18	
R-17b	115b Camino Santiago	Duplex	1,179	4-2-2	18	
R-18	117 Camino Santiago	Single-Family	1,356	6-2-2	Unknown	Estimated effective age 20-25 yrs.
R-19	119 Camino Santiago	Single-Family	1,105 - 96	5-2-1	25	
R-20	121 Camino Santiago	Single-Family	1,152	5-2-2	18	
R-21a	125a Camino Santiago	Fourplex	944 - 92	4-2-1	19	
R-21b	125b Camino Santiago	Fourplex	676	3-2-1	19	~ 1969
R-21c	125c Camino Santiago	Fourplex	676	3-2-1	19	
R-21d	125d Camino Santiago	Fourplex	944	4-2-1	19	
R-22	122 Camino Santiago	Single-Family	1,218	5-2-2	Unknown	Estimated effective age 20-25 yrs.
R-23	124 Camino Santiago	Single-Family	1,153	4-2-2	21	
R-24a	126a Camino Santiago	Fourplex	690	3-1-1	21	
R-24b	126b Camino Santiago	Fourplex	690	3-1-1	21	
R-24c	126c Camino Santiago	Fourplex	690	3-1-1	21	
R-24d	126d Camino Santiago	Fourplex	690	3-1-1	21	
R-25	120 Camino Santiago	Single-Family	1,259	5-2-2	18	
R-26	114 Camino Santiago	Single-Family	1,318	4-2-2	17	

Site Improvements:

Site improvements to Las Placitas include landscaped common area, landscaped yards for the individual residences, walks and drives, and two privately owned single-lane paved streets, Camino Matias and Camino Santiago, approximately 20 to 25 feet in width.

Comments:
All of the dwellings are of average quality concrete block or frame stucco construction. The dwellings have been well maintained and are in good condition. No deferred maintenance was observed. In general, the quality and type of construction of the dwellings is more typical of tract housing than northside Santa Fe development comparable in age and location. The landscaping of the compound is well cared for and has strong visible appeal.

NOTE: Area calculations, actual age and room counts are from drawings provided by our client and the project architect, Phillipe Register. We assume these drawings to be accurate. Also, we have not inspected the interiors of all of the units. We assume that the units inspected are representative of the quality and condition of the compound.

* Interviews with the City Planner's Office as well as the property owner and lessee of the adjacent property to the east.
* The recent zoning change on the adjacent property to the east.

The most desirable zoning for the property in terms of development options would be Business Capital District, or BCD. Zoning west of Old Taos Highway and south of Paseo de Peralta is presently BCD, Marcy Subdistrict. C-1, or Office and Related Commercial District, would allow for development with professional offices or compatible uses. The zoning of the adjacent property to the east was recently changed from RM-2 to C-1.

Although in our opinion a zone change for the La Casa Grande tract is a reasonable expectation, it should be emphasized that there is risk involved in any zone change application. Zoning change applications, even with support of city staff, have been denied due to public opposition and other political factors.

It is also our opinion that there is substantially higher risk involved in a zone change for the Las Placitas tract (estimated 6.321 acres). This tract does not have access or visibility from Paseo de Peralta and development to the east and west is residential. Development to the north is a city park zoned residentially and north of the park is residential development. Opposition to a zone change for the Las Placitas tract could also be expected from city staff.

At present, there is an oversupply of office and retail space, as well as multi-family and high end ($300,000+) residential property in Santa Fe in general and the downtown area in particular. Vacancy rates are substantial and the market is highly competitive.

Development of an office, retail, or mixed use project on the Casa Grande tract could be economic with a strong anchor tenant and significant pre-construction lease commitments. Otherwise, an investor can expect excessive vacancy rates and/or rent concessions with an office or retail development. Another development option for this location, depending on the scope of a potential zone change, is some sort of lodging and/or tourism industry project (hotel/motel, restaurant, gallery, shops, etc.). Even with the risks associated with a zoning change and the competitive commercial real estate market, however, the Casa Grande tract will support a higher land value than a strictly residential parcel. We therefore conclude highest and best use of the Casa Grande tract, if vacant, to be a speculative holding.

DONNEL DONNEL AND ASSOCIATE

The dwellings on the Las Placitas tract are physically and legally adaptable as rental housing and there is a demand for rental housing particularly in this area of Santa Fe. We have investigated the possibility of subdividing Las Placitas and marketing the individual units. According to the City Subdivision Engineer, it is unlikely the tract could be legally subdivided due to the lot size, setback, and street width and right of way requirements. The individual units could be marketed, however as a condominium or planned unit development (PUD) project with the streets and common areas the responsibility of a homeowner's association. The income producing capacity of Las Placitas as a rental compound or PUD housing development will support value close to or slightly above the value of the underlying land.

Although the improvements to the Las Placitas tract have a limited contributory value, we have concluded that the highest return to this portion of the property would be from more intensive development. In our opinion, highest and best use of the Las Placitas tract is future high density residential development with an interim use as a residential rental compound.

MARKET RENT PROJECTION
LAS PLACITAS RESIDENTIAL COMPOUND

ID	Address	Monthly Rent
R-1	104 Camino Matias	$600
R-2	102 Camino Matias	$600
R-3	106 Camino Matias	$600
R-4	118 Camino Santiago	$650
R-5a	110 Camino Matias	$550
R-5b	112 Camino Matias	$525
R-6	111 Camino Matias	$700
R-7a	116 Camino Matias	$625
R-7b	120 Camino Matias	$625
R-8	109 Camino Matias	$600
R-9	107 Camino Matias	$550
R-10	105 Camino Matias	$550
R-11	101 Camino Santiago	$600
R-12	103 Camino Santiago	$625
R-14a	105a Camino Santiago	$550
R-14b	105b Camino Santiago	$450
R-14c	105c Camino Santiago	$450
R-14d	105d Camino Santiago	$550
R-15	109 Camino Santiago	$625
R-16	111 Camino Santiago	$625
R-17a	115a Camino Santiago	$600
R-17b	115b Camino Santiago	$600
R-18	117 Camino Santiago	$650
R-19	119 Camino Santiago	$600
R-20	121 Camino Santiago	$625
R-21a	125a Camino Santiago	$550
R-21b	125b Camino Santiago	$450
R-21c	125c Camino Santiago	$450
R-21d	125d Camino Santiago	$550
R-22	122 Camino Santiago	$650
R-23	124 Camino Santiago	$600
R-24a	126a Camino Santiago	$450
R-24b	126b Camino Santiago	$450
R-24c	126c Camino Santiago	$450
R-24d	126d Camino Santiago	$450
R-25	120 Camino Santiago	$650
R-26	114 Camino Santiago	$650
Total Monthly Rent		$21,075
Total Annual Rent (PGI)		$252,900

DONNEL DONNEL AND ASSOCIATE

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.

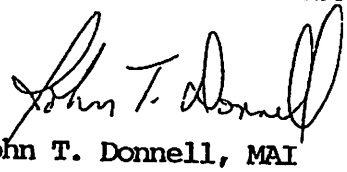
From review of real estate industry publications, interviews with real estate investors and other real estate professionals, and comparison with alternative investments considered comparable in terms of risk, liquidity and other investment criteria, in our opinion the most reasonable discount rate for 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.

DONNELL DONNELL AND ASSOCIATES
Page 1208 of 1209

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

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